
2012 Annual Report

**Midwest
Redevelopment Project Area**



Pursuant to 65 ILCS 5/11-74.4-5(d)

JUNE 30, 2013

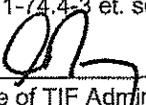
FY 2012
ANNUAL TAX INCREMENT FINANCE
REPORT



STATE OF ILLINOIS
COMPTROLLER
JUDY BAAR TOPINKA

Name of Municipality: Chicago Reporting Fiscal Year: 2012
County: Cook Fiscal Year End: 12/31/2012
Unit Code: 016/620/30

TIF Administrator Contact Information			
First Name:	<u>Andrew J.</u>	Last Name:	<u>Mooney</u>
Address:	<u>City Hall 121 N. LaSalle</u>	Title:	<u>Administrator</u>
Telephone:	<u>(312) 744-0025</u>	City:	<u>Chicago, IL</u> Zip: <u>60602</u>
Mobile	<u>n/a</u>	E-mail	<u>TIFReports@cityofchicago.org</u>
Mobile Provider	<u>n/a</u>	Best way to contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Phone <input type="checkbox"/> Mobile <input type="checkbox"/> Mail

I attest to the best of my knowledge, this report of the redevelopment project areas in:
City of Chicago
is complete and accurate at the end of this reporting Fiscal year under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]


Written signature of TIF Administrator Date June 28, 2013

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTRICT		
Name of Redevelopment Project Area	Date Designated	Date Terminated
105th/Vincennes	10/3/2001	12/31/2025
111th Street/Kedzie Avenue Business District	9/29/1999	9/29/2022
119th and Halsted	2/6/2002	12/31/2026
119th/I-57	11/6/2002	12/31/2026
126th and Torrence	12/21/1994	12/21/2017
134th and Avenue K	3/12/2008	12/31/2032
24th/Michigan	7/21/1999	7/21/2022
26th and King Drive	1/11/2006	12/31/2030
35th and Wallace	12/15/1999	12/31/2023
35th/Halsted	1/14/1997	12/31/2021
35th/State	1/14/2004	12/31/2028
40th/State	3/10/2004	12/31/2012
43rd/Cottage Grove	7/8/1998	12/31/2022
45th/Western Industrial Park Conservation Area	3/27/2002	12/31/2026
47th/Ashland	3/27/2002	12/31/2026
47th/Halsted	5/29/2002	12/31/2026
47th/King Drive	3/27/2002	12/31/2026
47th/State	7/21/2004	12/31/2028
49th Street/St. Lawrence Avenue	1/10/1996	12/31/2020
51st/Archer	5/17/2000	12/31/2024
51st/Lake Park	11/15/2012	12/31/2036
53rd Street	1/10/2001	12/31/2025

*All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

Name of Municipality: Chicago
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Reporting Fiscal Year: 2012
 Fiscal Year End: 12 / 31 / 2012

60th and Western	5/9/1996	5/9/2019
63rd/Ashland	3/29/2006	12/31/2030
63rd/Pulaski	5/17/2000	12/31/2024
67th/Cicero	10/2/2002	12/31/2026
67th/Wentworth	5/04/2011	12/31/2035
69th/Ashland	11/3/2004	12/31/2028
71st and Stony Island	10/7/1998	10/7/2021
72nd and Cicero	11/17/1993	12/31/2012
73rd and Kedzie	11/17/1993	12/31/2012
73rd/University	9/13/2006	12/31/2030
79th and Cicero	6/8/2005	12/31/2029
79th Street Corridor	7/8/1998	7/8/2021
79th Street/Southwest Highway	10/3/2001	12/31/2026
79th/Vincennes	9/27/2007	12/31/2031
83rd/Stewart	3/31/2004	12/31/2028
87th/Cottage Grove	11/13/2002	12/31/2026
89th and State	4/1/1998	4/1/2021
95th and Western	7/13/1995	7/13/2018
95th Street and Stony Island	5/16/1990	12/31/2014
Addison Corridor North	6/4/1997	6/4/2020
Addison South	5/9/2007	12/31/2031
Archer Courts	5/12/1999	12/31/2023
Archer/ Central	5/17/2000	12/31/2024
Archer/Western	2/11/2009	12/31/2033
Armitage/Pulaski	6/13/2007	12/31/2031
Austin/Commercial	9/27/2007	12/31/2031
Avalon Park/South Shore	7/31/2002	12/31/2026
Avondale	7/29/2009	12/31/2033
Belmont/ Central	1/12/2000	12/31/2024
Belmont/Cicero	1/12/2000	12/31/2024
Bronzeville	11/4/1998	12/31/2022
Bryn Mawr/Broadway	12/11/1996	12/11/2019
Calumet Avenue/Cermak Road	7/29/1998	7/29/2021
Calumet River	3/10/2010	12/31/2034
Canal/Congress	11/12/1998	12/31/2022
Central West	2/16/2000	12/31/2024
Chicago/ Kingsbury	4/12/2000	12/31/2024
Chicago/Central Park	2/27/2002	12/31/2026
Chicago Lakeside Development – Phase 1 (USX)	5/12/2010	12/31/2034
Cicero/Archer	5/17/2000	12/31/2024
Clark Street and Ridge Avenue	9/29/1999	9/29/2022
Clark/Montrose	7/7/1999	7/7/2022
Commercial Avenue	11/13/2002	12/31/2026

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Devon/Sheridan	3/31/2004	12/31/2028
Devon/Western	11/3/1999	12/31/2023
Diversey/ Narragansett	2/5/2003	12/31/2027
Division/Homan	6/27/2001	12/31/2025
Division/North Branch	3/15/1991	12/31/2012
Division-Hooker	7/10/1996	12/31/2012
Drexel Boulevard	7/10/2002	12/31/2026
Eastman/North Branch	10/7/1993	12/31/2012
Edgewater/ Ashland	10/1/2003	12/31/2027
Elston/Armstrong Industrial Corridor	7/19/2007	12/31/2031
Englewood Mall	11/29/1989	12/31/2013
Englewood Neighborhood	6/27/2001	12/31/2025
Ewing Avenue	3/10/2010	12/31/2034
Forty-first Street and Dr. Martin Luther King, Jr. Drive	7/13/1994	12/31/2018
Fullerton/ Milwaukee	2/16/2000	12/31/2024
Galewood/Armitage Industrial	7/7/1999	7/7/2022
Goose Island	7/10/1996	7/10/2019
Greater Southwest Industrial Corridor (East)	3/10/1999	12/31/2023
Greater Southwest Industrial Corridor (West)	4/12/2000	12/31/2024
Harlem Industrial Park Conservation Area	3/14/2007	12/31/2031
Harrison/Central	7/26/2006	12/31/2030
Hollywood/Sheridan	11/7/2007	12/31/2031
Homan/Grand Trunk	12/15/1993	12/31/2012
Homan-Arthington	2/5/1998	2/5/2021
Howard-Paulina	10/14/1988	12/31/2012
Humboldt Park Commercial	6/27/2001	12/31/2025
Irving Park/Elston	5/13/2009	12/31/2033
Irving/Cicero	6/10/1996	12/31/2020
Jefferson Park Business District	9/9/1998	9/9/2021
Jefferson/ Roosevelt	8/30/2000	12/31/2024
Kennedy/Kimball	3/12/2008	12/31/2032
Kinzie Industrial Corridor	6/10/1998	6/10/2021
Kostner Avenue	11/5/2008	12/31/2032
Lake Calumet Area Industrial	12/13/2000	12/31/2024
Lakefront	3/27/2002	12/31/2026
Lakeside/Clarendon	7/21/2004	12/31/2012
LaSalle Central	11/15/2006	12/31/2030
Lawrence/ Kedzie	2/16/2000	12/31/2024
Lawrence/Broadway	6/27/2001	12/31/2025
Lawrence/Pulaski	2/27/2002	12/31/2026
Lincoln Avenue	11/3/1999	12/31/2023
Lincoln-Belmont-Ashland	11/2/1994	12/31/2018
Little Village East	4/22/2009	12/31/2033
Little Village Industrial Corridor	6/13/2007	12/31/2031

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Madden/Wells	11/6/2002	12/31/2026
Madison/Austin Corridor	9/29/1999	12/31/2023
Michigan/Cermak	9/13/1989	12/31/2013
Midway Industrial Corridor	2/16/2000	12/31/2024
Midwest	5/17/2000	12/31/2024
Montclare	8/30/2000	12/31/2024
Montrose/Clarendon	6/30/2010	12/31/2034
Near North	7/30/1997	7/30/2020
Near South	11/28/1990	12/31/2014
Near West	3/23/1989	12/31/2013
North Branch (North)	7/2/1997	12/31/2021
North Branch (South)	2/5/1998	2/5/2021
North Pullman	6/30/2009	12/31/2033
North-Cicero	7/30/1997	7/30/2020
Northwest Industrial Corridor	12/2/1998	12/2/2021
Ogden/Pulaski	4/9/2008	12/31/2032
Ohio/Wabash	6/7/2000	12/31/2024
Pershing/King	9/5/2007	12/31/2031
Peterson/ Cicero	2/16/2000	12/31/2024
Peterson/ Pulaski	2/16/2000	12/31/2024
Pilsen Industrial Corridor	6/10/1998	12/31/2022
Portage Park	9/9/1998	9/9/2021
Pratt/Ridge Industrial Park Conservation Area	6/23/2004	12/31/2028
Pulaski Corridor	6/9/1999	6/9/2022
Randolph and Wells	6/9/2010	12/31/2034
Ravenswood Corridor	3/9/2005	12/31/2029
Read-Dunning	1/11/1991	12/31/2015
River South	7/30/1997	7/30/2020
River West	1/10/2001	12/31/2025
Roosevelt/Canal	3/19/1997	12/31/2021
Roosevelt/Cicero	2/5/1998	2/5/2021
Roosevelt/Racine	11/4/1998	12/31/2022
Roosevelt/Union	5/12/1999	5/12/2022
Roosevelt-Homan	12/5/1990	12/31/2014
Roseland/Michigan	1/16/2002	12/31/2026
Sanitary Drainage and Ship Canal	7/24/1991	12/31/2015
South Chicago	4/12/2000	12/31/2024
South Works Industrial	11/3/1999	12/31/2023
Stevenson/Brighton	4/11/2007	12/31/2031
Stockyards Annex	12/11/1996	12/31/2020
Stockyards Industrial Commercial	3/9/1989	12/31/2013
Stockyards Southeast Quadrant Industrial	2/26/1992	2/26/2015
Stony Island Avenue Commercial and Burnside Industrial Corridors	6/10/1998	12/31/2034
Touhy/Western	9/13/2006	12/31/2030

SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]

Name of Redevelopment Project Area: Midwest Redevelopment Project Area
Primary Use of Redevelopment Project Area*: Combination/Mixed
If "Combination/Mixed" List Component Types: Residential/Retail
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): Tax Increment Allocation Redevelopment Act <u> X </u> Industrial Jobs Recovery Law _____

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A		X
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K		X
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L		X
A list of all intergovernmental agreements in effect in FY 2012, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only of the intergovernmental agreements labeled Attachment M		X

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))
Provide an analysis of the special tax allocation fund.

Fund Balance at Beginning of Reporting Period, as restated** \$ 40,526,645

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative *	% of Total
Property Tax Increment	14,268,696	\$ 110,454,510	75%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	133,847		0%
Land/Building Sale Proceeds			0%
Bond Proceeds		30,373,738	21%
Note Proceeds		4,900,000	3%
Transfers in from Municipal Sources (Porting in)		983,720	1%
Private Sources			0%
Other (Identify source _____; if multiple other sources, attach schedule)			0%

*must be completed where 'Reporting Year' is populated

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period 14,402,543

Cumulative Total Revenues/Cash Receipts \$ 146,711,968 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) 6,125,749

Transfers out to Municipal Sources (Porting out) 2,737,988

Distribution of Surplus 961,000

Total Expenditures/Disbursements 9,824,737

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS 4,577,806

FUND BALANCE, END OF REPORTING PERIOD* \$ 45,104,451

* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

* Except as set forth in the next sentence, each amount reported on the rows below, if any, is cumulative from the inception of the respective Project Area. Cumulative figures for the categories of 'Interest,' 'Land/Building Sale Proceeds' and 'Other' may not be fully available for this report due to either of the following: (i) the disposal of certain older records pursuant to the City's records retention policy, or (ii) the availability of records only from January 1, 1997 forward.

** See Note 7 - Prior Period Adjustment of the financial statements.

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))
ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
 (by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]

		Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)	509,987	
		\$ 509,987
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
		\$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing public buildings. Subsection (q)(3) and (o)(4)	311,885	
		\$ 311,885
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)	2,951,026	
		\$ 2,951,026
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -

7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
	32,851	
		\$ 32,851
8. Financing costs. Subsection (q) (6) and (o)(8)		
	2,320,000	
		\$ 2,320,000
9. Approved capital costs. Subsection (q)(7) and (o)(9)		
		\$ -
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		\$ -
12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)		
		\$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		\$ -

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 6,125,749

Section 3.2 B

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

Name	Service	Amount
City Staff Costs ¹	Administration	\$263,109
City Program Management	Administration	\$16,608
Peckham, Guyton, Albers & Viets	Professional Service	\$21,553
Mailtech Ltd.d/b/a World Marketing	Professional Service	\$167,760
Johnson Research Group	Professional Service	\$13,055
SomerCor 504, Inc.	Rehabilitation Program	\$311,885
MQ Sewer & Water Contractors	Public Improvement	\$18,960
Seven D Construction	Public Improvement	\$267,807
Chicago Department of Transportation	Public Improvement	\$1,055,029
Transystems Corp.	Public Improvement	\$12,609
Marketing Specialists Corp.	Public Improvement	\$399,008
Elgin Sweeping Services	Public Improvement	\$21,451
Electrical Resource Management	Public Improvement	\$131,112
Oosterbann & Sons Co.	Public Improvement	\$40,639
Chicago Board of Education	Public Improvement	\$999,361
Touch-N-Go Landscaping	Job Training	\$21,120
Wells Fargo Bank	Financing	\$2,320,000

¹ Costs relate directly to the salaries and fringe benefits of employees working solely on tax increment financing districts.

* This table may include payments for Projects that were undertaken prior to 11/1/1999.

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))
Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period
(65 ILCS 5/11-74.4-5 (d) (5) (D) and 65 ILCS 5/11-74.6-22 (d) (5) (D))

FUND BALANCE, END OF REPORTING PERIOD \$ 45,104,451

	Amount of Original Issuance	Amount Restricted
1. Description of Debt Obligations		
Restricted for debt service	\$ 4,900,000	\$ 1,906,866
	28,830,000	

Total Amount Restricted for Obligations \$ 33,730,000 \$ 1,906,866

2. Description of Project Costs to be Paid		
Restricted for future redevelopment project costs		\$ 43,197,585

Total Amount Restricted for Project Costs \$ 43,197,585

TOTAL AMOUNT RESTRICTED \$ 45,104,451

SURPLUS*/(DEFICIT) \$ -

*NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing districts.

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (1):	
Street address:	3031 W. Warren
Approximate size or description of property:	N/A
Purchase price:	N/A
Seller of property:	N/A

Property (2):	
Street address:	4125 W. Fifth Avenue
Approximate size or description of property:	N/A
Purchase price:	N/A
Seller of property:	N/A

Property (3):	
Street address:	1553 S. Sawyer Avenue
Approximate size or description of property:	N/A
Purchase price:	N/A
Seller of property:	N/A

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

If **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area, indicate so in the space provided:
 If Projects **WERE** undertaken by the Municipality Within the Redevelopment Project Area enter the **TOTAL** number of projects and list them in detail below. 9

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 **MUST BE INCLUDED** WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED **IF** PROJECTS ARE LISTED ON THESE PAGES

See "General Notes" Below.

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken	\$ 28,613,738	\$ -	\$ 84,682,253
Public Investment Undertaken	\$ 19,727,071	\$ 1,428,756	\$ 15,785,000
Ratio of Private/Public Investment	1 41/91		5 31/85

Project 1: Small Business Improvement Fund (SBIF) **			
Project is Ongoing ***			
Private Investment Undertaken			\$ 5,000,000
Public Investment Undertaken	\$ 1,142,348	\$ 452,551	\$ 2,500,000
Ratio of Private/Public Investment	0		2

Project 2: Neighborhood Improvement Fund (NIF) **			
Project is Ongoing ***			
Private Investment Undertaken			\$ 11,500,000
Public Investment Undertaken	\$ 4,584,797	\$ 388,401	\$ 5,750,000
Ratio of Private/Public Investment	0		2

Project 3: Liberty Square Apartments (DOH)			
Project is Ongoing ***			
Private Investment Undertaken			\$ 12,438,917
Public Investment Undertaken	\$ 335,983	\$ 4,955	\$ 1,900,000
Ratio of Private/Public Investment	0		6 35/64

Project 4: New West Kedzie, LLC			
Project is Ongoing ***			
Private Investment Undertaken			\$ 17,744,426
Public Investment Undertaken	\$ 1,913,717	\$ 432,849	\$ 3,500,000
Ratio of Private/Public Investment	0		5 3/43

Project 5: Lawndale Restoration Apartments			
Project Completed			
Private Investment Undertaken	\$ 19,846,475		\$ -
Public Investment Undertaken	\$ 8,950,000		\$ -
Ratio of Private/Public Investment	2 5/23		0

Project 6: Renaissance Place			
Project Completed			
Private Investment Undertaken	\$ 8,767,263		\$ -
Public Investment Undertaken	\$ 2,000,000		\$ -
Ratio of Private/Public Investment	4 28/73		0

Project 7:			
New Homes Chicago- Resurrection (1)		Project Completed	
Private Investment Undertaken			
Public Investment Undertaken (2)			
Ratio of Private/Public Investment	0		0

Project 8:			
Rockwell West End - Phase II - A		Project is Ongoing ***	
Private Investment Undertaken			\$ 37,998,910
Public Investment Undertaken			\$ 1,250,000
Ratio of Private/Public Investment	0		30 2/5

Project 9:			
TIFWorks - Midwest **		Project is Ongoing ***	
Private Investment Undertaken			
Public Investment Undertaken	\$ 800,226	\$ 150,000	\$ 885,000
Ratio of Private/Public Investment	0		0

Project 10:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

** Depending on the particular goals of this type of program, the City may: i) make an advance disbursement of the entire public investment amount to the City's program administrator, ii) disburse the amounts through an escrow account, or iii) pay the funds out piecemeal to the program administrator or to the ultimate grantee as each ultimate grantee's work is approved under the program.

*** As of the last date of the reporting fiscal year, the construction of this Project was ongoing; the Private Investment Undertaken and Ratio figures for this Project will be reported on the Annual Report for the fiscal year in which the construction of the Project is completed and the total Private Investment figure is available.

(1) This project straddles three Redevelopment Project Areas: Western/Ogden, Midwest and Pilsen.

(2) This line reports the amounts that have been or are anticipated to be funded from increment received from this Area only. The aggregate amount of Public Investment Undertaken for this Project is the sum of these figures and the corresponding figures from the other Area or Areas that this Project

General Notes

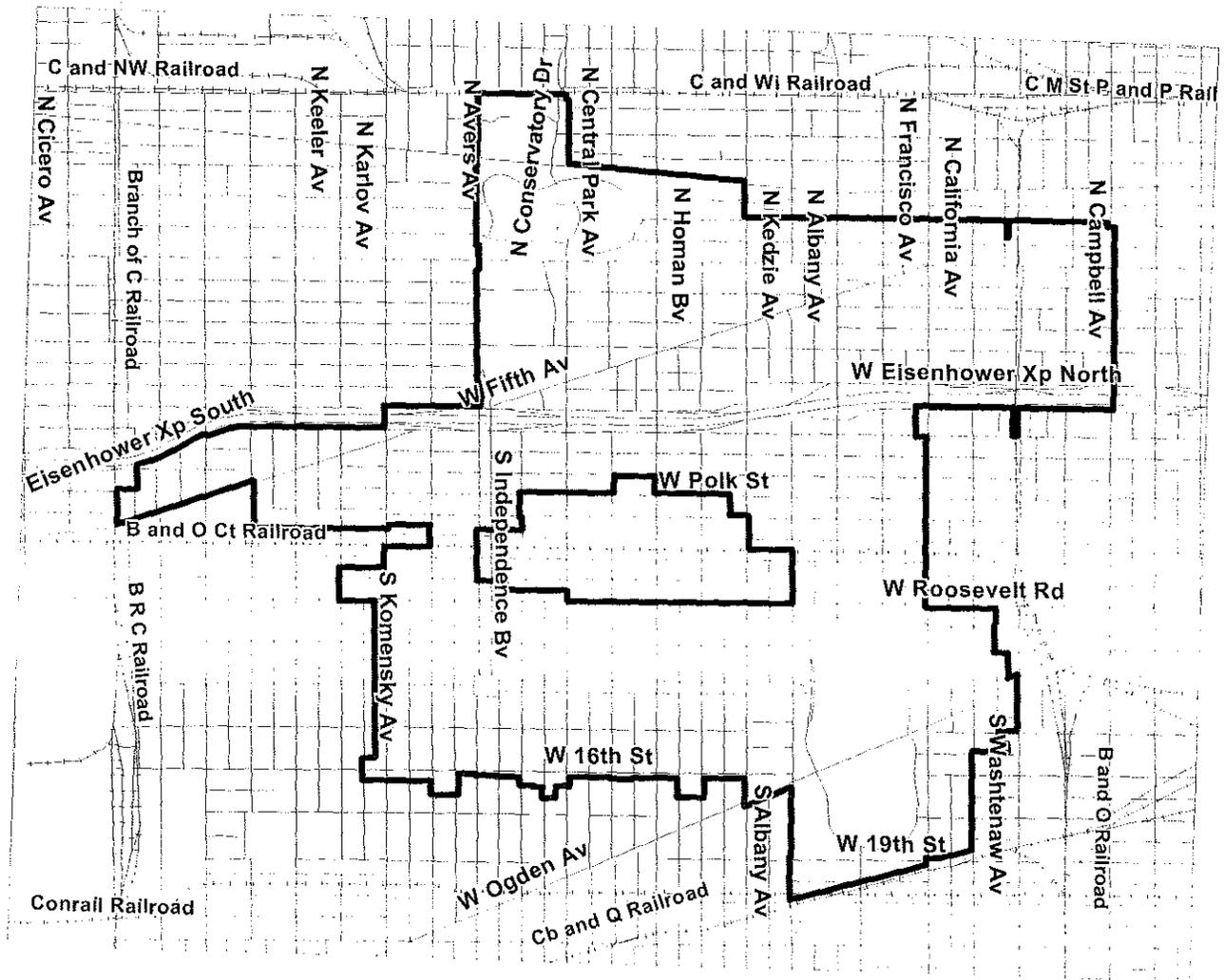
(a) Each actual or estimated Public Investment reported here is, to the extent possible, comprised only of payments financed by tax increment revenues. In contrast, each actual or estimated Private Investment reported here is, to the extent possible, comprised of payments financed by revenues that are not tax increment revenues and, therefore, may include private equity, private lender financing, private grants, other public monies, or other local, state or federal grants or loans.

(b) Each amount reported here under Public Investment Undertaken, Total Estimated to Complete Project, is the maximum amount of payments financed by tax increment revenues that could be made pursuant to the corresponding Project's operating documents, but not including interest that may later be payable on developer notes, and may not necessarily reflect actual expenditures, if any, as reported in Section 3 herein. The total public investment amount ultimately made under each Project will depend upon the future occurrence of various conditions, including interest that may be payable on developer notes as set forth in the Project's operating documents.

(c) Each amount reported here under Public Investment Undertaken, 11/1/1999 to Date, is cumulative from the Date of execution of the corresponding Project to the end of the reporting year, and may include interest amounts paid to finance the Public Investment amount. Projects undertaken prior to 11/1/1999 are not reported on this table.

(d) Intergovernmental agreements, if any, are reported on Attachment M hereto.

Midwest Redevelopment Project Area 2012 Annual Report



City of Chicago

Midwest Tax Increment Financing Redevelopment Plan and Project

Original Plan:	October 12, 1999
Revised:	October 29, 1999
Revision No. 2:	January 26, 2000
Revision No. 3:	March 15, 2000
Revision No. 4:	March 4, 2010

Amendment Number 1 December 19, 2011

City of Chicago
Rahm Emanuel
Mayor

Department of Housing and Economic Development
Andrew J. Mooney, Commissioner

**Midwest Tax Increment Financing
Redevelopment Plan and Project**

Amendment Number 1

Tax Increment Financing (“TIF”) is permitted by the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”). The Act provides a mechanism for municipalities, after meeting the requirements and procedures for establishing a redevelopment project area and a redevelopment plan, to mitigate blighting influences, encourage local growth and development, and attract new private development to the redevelopment area.

On May 17, 2000 the City Council of the City of Chicago (the “City”) adopted ordinances approving the Midwest Tax Increment Financing Redevelopment Project and Plan, as revised most recently by ordinance adopted on April 14, 2010 (the “Original Plan”) and designating the Midwest Redevelopment Project Area (the “Project Area”). The Original Plan included a legal description of the Project Area, assessment of TIF eligibility factors, goals and objectives, project costs, sources of funds, valuation of parcels, impacts on surrounding areas and taxing bodies, and a housing impact analysis.

The Original Plan, inclusive of revisions 1 through 4, is being AMENDED to increase the Project Area’s Estimated Redevelopment Project Cost BUDGET. The Original Plan, as amended, shall hereinafter be referred to as the “Redevelopment Plan”. The amendments to the Original Plan are outlined below and a budget comparison is available as an appendix.

Section I. Introduction:

The following paragraph is to be added after the second paragraph of the Introduction:

“PGAVPLANNERS was retained in 2011 to amend the Midwest Redevelopment Plan developed by TPAP. The purpose of Amendment Number 1 is to increase the Project Area’s Estimated Redevelopment Project Costs. Amendment Number 1 is not adding parcels to the Project Area, is not affecting the general land use plan, is not substantially changing the nature of the redevelopment project, and is not increasing the total number of inhabited residential units where displacement may result (213), as indicated in Section XIII of the Original Plan.”

Section II. Legal Description and Project Boundary:

No changes.

Section III. Eligibility Conditions:

No changes.

Section IV. Redevelopment Goals and Objectives:

No changes.

Section V. Redevelopment Project:

In Section V, under subsection **H. Valuation of the Project Area**, paragraph 2. **Anticipated Equalized Assessed Valuation** is to be replaced with the following:

“By the tax year 2022 (collection year 2023), based on current assessment trends and redevelopment activity observed in the Project Area, the EAV of the Project Area is estimated to be approximately \$1.2 billion (the EAV of the Project Area in the Original Plan was estimated to be \$260 million). These estimates are calculated using information obtained on recent trends in Cook County assessments, State of Illinois equalization factors, City of Chicago property tax rates, and an estimated annual inflation rate in EAV of 9% (well below the annualized rate of increase of 18%). Field observations and a review of several development agreements to which the City has entered into, contributed support for these EAV projections.”

Section VI. Lack of Growth and Development Through Investment by Private Enterprise:

No changes.

Section VII. Financial Impact:

No changes.

Section VIII. Demand on Taxing District Services

No changes.

Section IX. Conformity of the Redevelopment Plan for the Project Area to Land Uses Approved by the Planning Commission of the City

No changes.

Section X. Phasing and Scheduling

No changes.

Section XI. Provisions for Amending this Redevelopment Plan

No changes.

Section XII. Commitment to Fair Employment Practices and Affirmative Action Plan

No changes.

Section XIII. Housing Impact and Related Matters

No changes.

Exhibit I: Legal Description of Project Boundary

No changes.

Exhibit II: Estimated Redevelopment Project Costs

Exhibit II is to be replaced in its entirety with the following:

MIDWEST TIF

<u>ELIGIBLE EXPENSE</u>	<u>ESTIMATED COST</u>
1. Analysis, Administration, Studies, Surveys, Legal, Marketing ¹ , etc.	\$7,600,000
2. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$45,000,000
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Costs	\$48,000,000
4. Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) ¹	\$94,000,000
5. Relocation Costs	\$5,500,000

6.	Job Training, Retraining, Welfare-to-Work	\$11,000,000
7.	Day Care Services	\$4,450,000
8.	Interest Subsidy	\$4,450,000
Total Redevelopment Costs ^{2,3}		\$220,000,000 ⁴

¹This category may also include paying for or reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.

²Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

³The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.

⁴All costs are in 2011 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI_CMSA as published by the U.S. Department of Labor, or some similar index.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

*A comparison of the original and revised budgets is attached as an Appendix

Exhibit III: 1998 Equalized Assessed Valuation by Parcel

No changes.

Exhibit IV: Midwest Project Area Tax Increment Financing Eligibility Study

No changes.

APPENDIX

Midwest Tax Increment Financing Redevelopment Plan and Project				
Budget Comparison 12/14/2011				
Eligible Cost	Original Budget* (2000)	Revised Budget* Revision No. 4 (2010)	Revised Budget* Amendment No. 1 (2011)	Change from Original to Amendment No. 1
Analysis, Administration, Studies, Legal, Marketing, Etc.	\$3,500,000	\$4,750,000	\$7,600,000	\$4,100,000
Property Assembly including Acquisition, Site Prep, and Demolition, Environmental Remediation,	\$20,500,000	\$26,515,000	\$45,000,000	\$24,500,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Costs	\$22,000,000	\$27,900,000	\$48,000,000	\$26,000,000
Public Works & Improvements, including streets and utilities, parks and open space, and public facilities (schools & other public facilities)	\$43,000,000	\$55,000,000	\$94,000,000	\$51,000,000
Relocation Costs	\$2,500,000	\$3,900,000	\$5,500,000	\$3,000,000
Job Training, Retraining, Welfare to Work	\$5,000,000	\$7,000,000	\$11,000,000	\$6,000,000
Day Care Services	\$2,000,000	\$3,900,000	\$4,450,000	\$2,450,000
Interest Subsidy	\$2,000,000	\$3,900,000	\$4,450,000	\$2,450,000
TOTAL REDEVELOPMENT COSTS	\$100,500,000	\$132,865,000	\$220,000,000	\$119,500,000

*Exclusive of Capitalized Interest, Issuance costs, and other financing costs.

**THE MIDWEST
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AND PLAN**

City of Chicago, Illinois

October 12, 1999
Revised October 29, 1999
Revision No. 2: January 26, 2000
Revision No. 3: March 15, 2000

City of Chicago
Richard M. Daley, Mayor

Department of Planning and Development
Christopher R. Hill, Commissioner



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EXHIBIT I: Legal Description of Project Boundary

EXHIBIT II: Estimated Redevelopment Project Costs

EXHIBIT III: 1998 Equalized Assessed Valuation by Tax Parcel

EXHIBIT IV: Midwest Project Area Tax Increment Financing Eligibility Study

**THE MIDWEST
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AND PLAN**

City of Chicago, Illinois
Department of Planning and Development

This Redevelopment Plan is subject to review
and comment and may be revised
after comment and hearing.

Prepared by:
Trkla, Pettigrew, Allen & Payne, Inc.

October 12, 1999
Revised: October 29, 1999
Revision No. 2: January 26, 2000
Revision No. 3: March 15, 2000

I. INTRODUCTION

This document is to serve as a redevelopment plan for an area located west of the City of Chicago's (the "City") central business district (the "Loop") and is generally bounded on the north by Lake, Washington and Kinzie Streets; on the south by 16th Street; on the east by California Avenue; and on the west by Pulaski Road. This area is subsequently referred to in this document as the Midwest Tax Increment Financing Redevelopment Project Area (the "Project Area"). The Project Area is strategically located directly west of the Loop and is regionally accessible by the Kennedy, Dan Ryan and Eisenhower Expressways and the Chicago Transit Authority's Blue Line running down the median of the Eisenhower Expressway.

As part of its strategy to encourage managed growth and stimulate private investment within the Project Area, the City engaged Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") to study whether the Project Area of approximately 1,995.5 acres qualifies as a "conservation area" or a "blighted area" under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/1-74.4-3). The Project Area, described in more detail below as well as in the accompanying Eligibility Study, has not been subject to growth and development through investment by private enterprise and is not reasonably expected to be developed without the efforts and leadership of the City.

While small-scale or piecemeal redevelopment efforts might occur in limited portions of the Project Area, the extensive obsolescence, vacancies and long-term depreciation of physical maintenance of most of the existing buildings are likely to preclude the revitalization of the Project Area on a scale sufficient to return the Project Area to a long-term sound condition without the intervention of the City.

The City believes that the Project Area should be revitalized on a coordinated, comprehensive and planned basis. A coordinated and comprehensive redevelopment effort will allow the City and other taxing districts to work cooperatively to prepare for the increased service demands that may arise from the conversion of underutilized land and buildings to more intensive uses. Such a comprehensive redevelopment plan will also encourage job training to prepare residents of surrounding and nearby neighborhoods for newly created job opportunities anticipated within the Project Area.

A. Midwest Tax Increment Financing Redevelopment Project Area

The two Chicago community areas of North Lawndale and East Garfield Park that make up the Project Area have experienced significant physical and economic decline for more than 30 years. Once a thriving and beautiful area graced by boulevards, this area is now a scattering of abandoned and deteriorated buildings and vacant lots formerly occupied by residential and commercial buildings. Substantial disinvestment on the West Side has resulted in a major decline in the real estate and business tax base and a loss of a significant number of Lawndale's and East Garfield Park's jobs, and the absence of any major development initiative until Homan Square, a TIF-assisted development in the Homan-Arthington TIF. Since the creation of the

Lawndale Conservation Plan in 1968, numerous conservation, rehabilitation, and revitalization efforts have been attempted in this area without much success. These efforts were undertaken by a wide range of City, institutional, and development entities. They usually focus on specific sites or blocks, and lacked the critical mass needed to effect large-scale physical and economic change in the area.

The Project Area contains 5,085 buildings and encompasses a total of approximately 1,995.5 acres. All areas of the Project Area are improved with buildings, surface parking lots, and/or curbs, gutters, sidewalks and street lighting. For a map depicting the boundaries and legal description of the Project Area, see Section II, *Legal Description*.

In general, the Project Area can be described as a "mixed use" area with a variety of land uses, which includes: office, residential, retail, entertainment, institutional, transportation, government and open space. The Project Area offers significant potential for revitalization, which this Plan seeks to address. On the western edge of the Project Area, Providence St. Mel High School represents a vital community anchor. It has had a long-standing presence and exemplary academic record. In addition, Garfield and Douglas Parks serve as major assets for the Project Area.

The Project Area as a whole contains a mix of mostly residential and commercial buildings all varying in height and size. Approximately ninety six percent (95.9%) of the buildings are over 35 years old. The Project Area is characterized by aging infrastructure, deteriorated site development, obsolete buildings, structures below minimum code standards, and vacant and underutilized buildings.

The considerable physical assets of the Project Area include the following features:

- CTA Rapid Transit (Blue) Line within the Project Area connects the Project Area to the Loop, western suburbs and O'Hare airport. The Green Line runs from the Loop to Oak Park.
- Numerous exits off the Eisenhower Expressway (I-290) provide convenient access to the Loop, University of Illinois at Chicago and the surrounding medical campus.
- The Loop is located approximately two miles east of the Project Area which makes the area attractive for new development.
- Numerous CTA bus lines serve the Project Area.
- Two large parks, Garfield and Douglas connected by Independence and Douglas Boulevards, define the Project Area as one well served by large open space amenities.

Although the Project Area enjoys strong locational assets, particularly its excellent access to highways, rail and transit service, and proximity to the Loop, the Project Area is likely to continue to erode without reinvestment. Existing properties continue to sit vacant due to deterioration and obsolescence while potential business and residential tenants find more attractive and desirable environments outside of the Project Area in which to locate.

The Project Area on the whole has not been subject to growth and development through investment by private enterprise. Evidence of this lack of growth and development is detailed in *Section VI* and summarized below.

- Numerous buildings show signs of obsolescence, deterioration, building code violations, excessive vacancies, and an overall depreciation of physical maintenance.
- Much of the Project Area's infrastructure needs to be repaired. Many of the Project Area's curbs and gutters, street lighting, alleys and sidewalks need repair or replacement.
- Within the last five years, limited new buildings have been built in the Project Area. In this same time period, significant buildings in the Project Area have been demolished. Overall, the investment is very limited and scattered having little to no impact on the Project Area.
- A significant number of buildings within the Project Area are vacant or underutilized.

Without a comprehensive and area-wide effort by the City to promote investment, the Project Area will not likely be subject to sound growth and development through private investment. Existing plans and City programs which support the rehabilitation and improvement of the Project Area have not been implemented on a scale sufficient to achieve the redevelopment goals for the area, as evidenced by the minimal new construction and private investment which has occurred. Today, much of the Project Area is characterized by dilapidation, obsolescence, deterioration, structures below minimum code standards, excessive vacancies, deleterious land-use or layout, depreciation of physical maintenance and a lack of community planning.

While small-scale, piecemeal development might occur in limited portions of the Project Area, the City believes that the Project Area should be revitalized on a coordinated, comprehensive and planned basis to ensure continuity with the planning efforts of the greater central area and surrounding neighborhoods. A coordinated and comprehensive redevelopment effort will allow the City and other taxing districts to work cooperatively to prepare for the increased service demands that may arise from the conversion of underutilized land and buildings to more intensive uses. Such a comprehensive redevelopment plan will also encourage job training to assist in putting residents of the neighborhood and the surrounding neighborhoods to work in jobs anticipated to be created within the Project Area.

B. Tax Increment Financing

In January 1977, Tax Increment Financing ("TIF") was authorized by the Illinois General Assembly through passage of the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act"). The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current EAV of real property within the redevelopment project area over and above the "Certified Initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate which results in Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within the project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax increment financing does not generate tax revenues by increasing tax rates; it generates revenues by allowing the municipality to capture, temporarily, the new tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. Under TIF, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the redevelopment plan have been paid. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

C. The Redevelopment Plan for the Midwest Tax Increment Financing Redevelopment Project Area

As evidenced in *Section VI*, the Project Area experienced only very limited growth and development through private investment. Furthermore, it is not reasonable to expect that the Project Area as a whole will be redeveloped without the use of TIF.

TPAP has prepared the Midwest Tax Increment Financing Redevelopment Plan and Project (the "Redevelopment Plan") and the related eligibility study with the understanding that the City would rely on (i) the findings and conclusions of the Redevelopment Plan and the related eligibility study in proceeding with the designation of the Redevelopment Plan, and (ii) the fact that TPAP has obtained the necessary information so that the Redevelopment Plan and the related eligibility study will comply with the Act.

This Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area in order to stimulate private investment in the Project Area. The goal of the City, through implementation of this Redevelopment Plan, is that the entire Project Area be revitalized on a comprehensive and planned basis to ensure that private investment in rehabilitation and new development occurs:

1. On a coordinated rather than piecemeal basis to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards; and
2. On a reasonable, comprehensive and integrated basis to ensure that the factors of blight and conservation are eliminated; and

3. Within a reasonable and defined time period so that the Project Area may contribute productively to the economic vitality of the City.

Redevelopment of the Project Area will constitute a large and complex endeavor, presenting challenges and opportunities commensurate with its scale. The success of this redevelopment effort will depend to a large extent on the cooperation between the private sector and agencies of local government. Adoption of this Redevelopment Plan enables the implementation of a comprehensive program for redevelopment of the Project Area. By means of public investment, the Project Area will become a stable environment that will again attract private investment. Public investment will set the stage for area-wide redevelopment by the private sector. Through this Redevelopment Plan, the City will serve as the central force for directing the assets and energies of the private sector to ensure a unified and cooperative public-private redevelopment effort.

This Redevelopment Plan sets forth the overall "Redevelopment Project" to be undertaken to accomplish the City's above-stated goal. During implementation of the Redevelopment Project, the City may, from time to time: (i) undertake or cause to be undertaken public improvements and activities; and (ii) enter into redevelopment agreements and intergovernmental agreements with private or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (items (i) and (ii) are collectively referred to as "Redevelopment Projects").

This Redevelopment Plan specifically describes the Project Area and summarizes the conservation area factors which qualify the Project Area as a "conservation area" as defined in the Act.

Successful implementation of this Redevelopment Plan requires that the City utilize Incremental Property Taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the existing and threatened blight and conservation area conditions which have limited development of the Project Area by the private sector.

The use of Incremental Property Taxes will permit the City to direct, implement and coordinate public improvements and activities to stimulate private investment within the Project Area. These improvements, activities and investments will benefit the City, its residents, and all taxing districts having jurisdiction over the Project Area. These anticipated benefits include:

- The enhancement of the economic base arising from new business and residential development and the rehabilitation of existing buildings.
- An increased sales tax base resulting from new and existing retail development.
- An increase in construction, business, retail, commercial, and other full-time employment opportunities for existing and future residents of the City.
- The construction of an improved system of roadways, utilities and other infrastructure which better serves existing businesses and adequately accommodates desired new development.
- The re-establishment of stable residential neighborhoods.

- The expansion of public facilities.
- The consolidation of commercial uses in compact business centers and the redevelopment of non-usable, former strip commercial areas.

II. LEGAL DESCRIPTION AND PROJECT BOUNDARY

The boundaries of the Project Area have been drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries of the Project Area are shown in Figure 1, *Project Boundary*, and are generally described below:

The Project Area is generally bounded on the north by Lake, Washington and Kinzie Streets; on the south by 16th Street; on the east by California Avenue; and on the west by Pulaski Road.

The boundaries of the Project Area are legally described in Exhibit I at the end of this report.

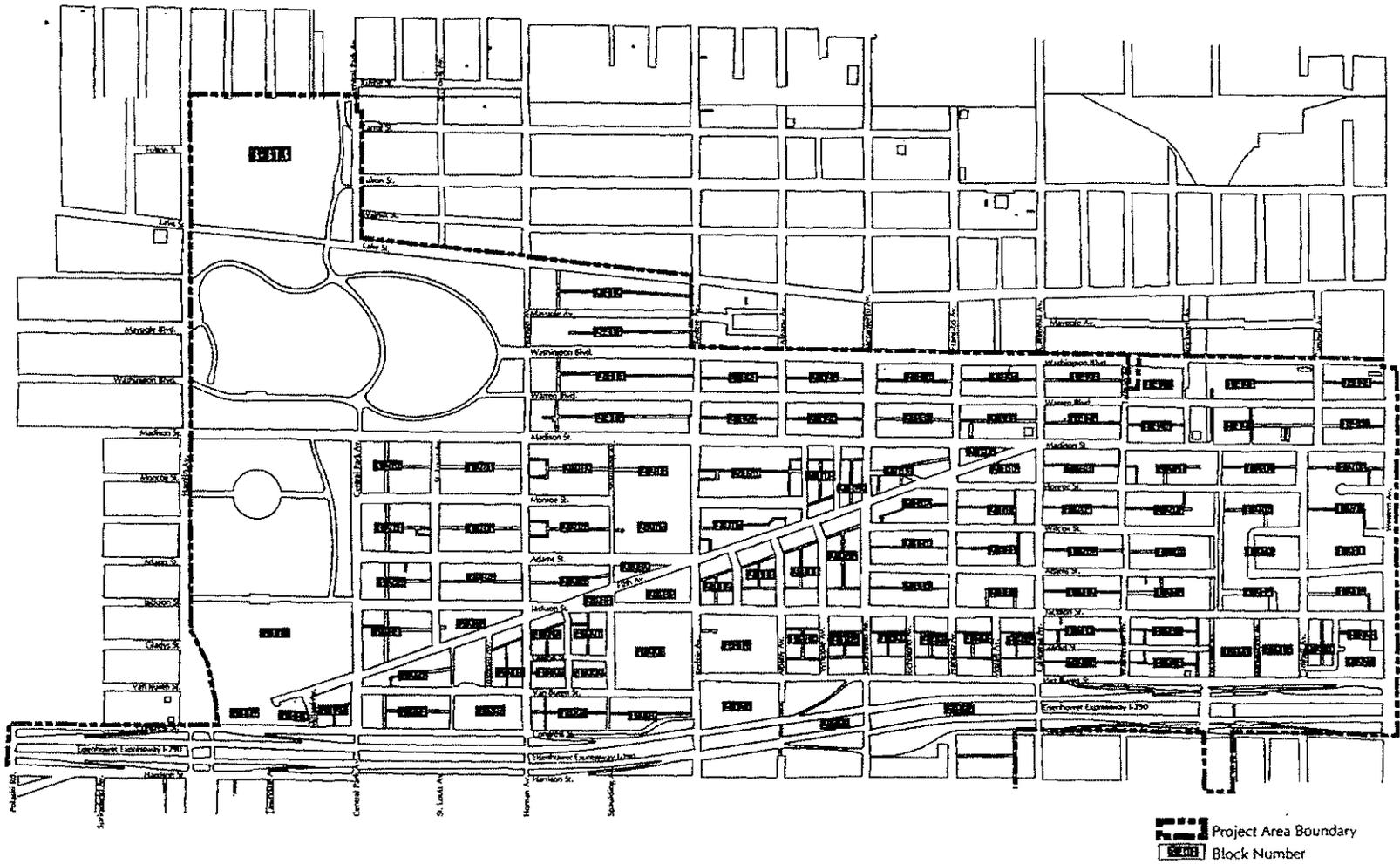


Figure 1a
BOUNDARY



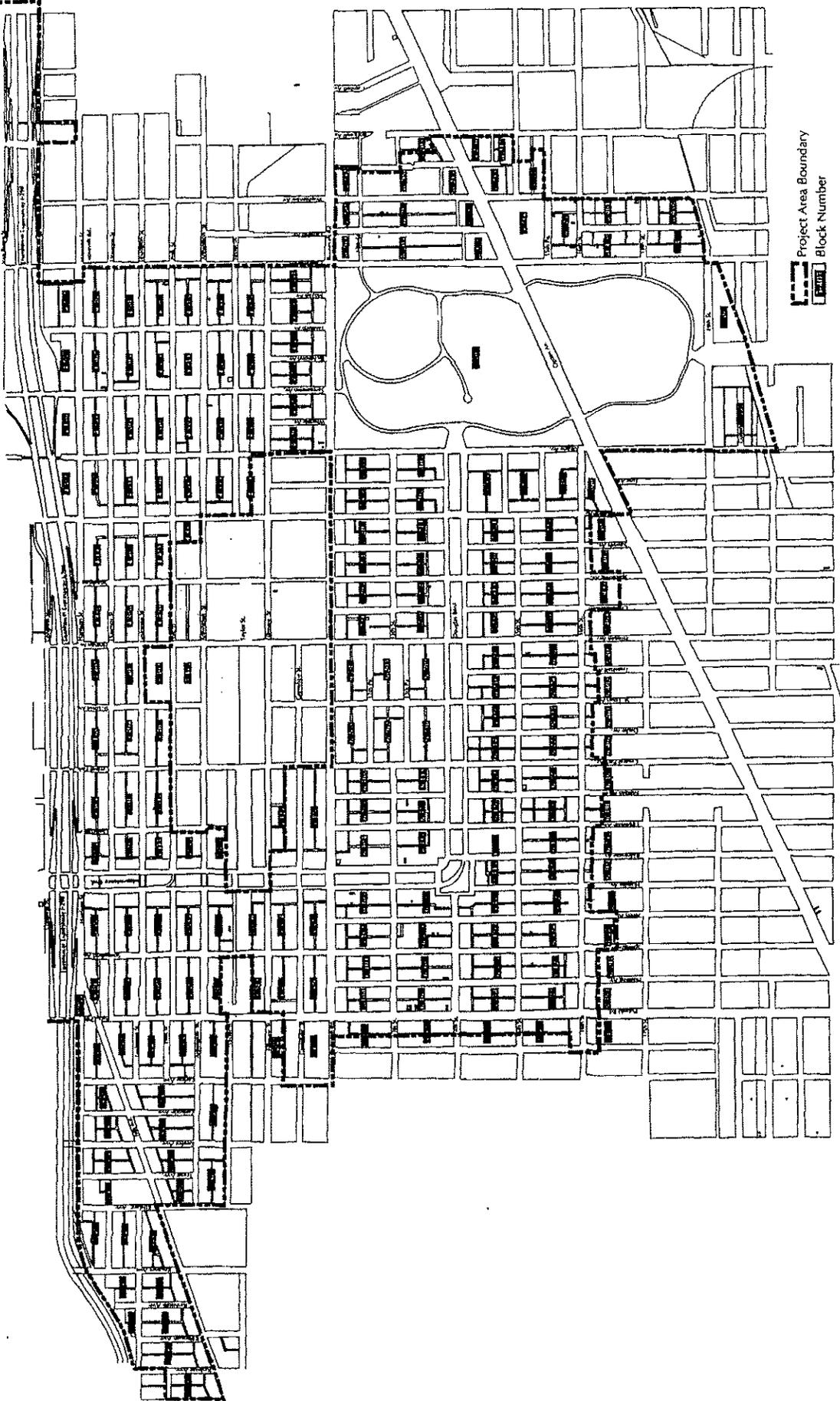


Figure 1b
BOUNDARY



Chicago, IL

Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.

MIDWEST

Tax Increment Financing Redevelopment Project

III. ELIGIBILITY CONDITIONS

The results summarized in this section are more fully described in a separate report which presents the definition, application and extent of the conservation and blight factors in the Project Area. The report, prepared by TPAP is entitled "Midwest Tax Increment Financing Eligibility Study," is attached as Exhibit IV to this Redevelopment Plan.

A. Summary of Project Area Eligibility

Based upon surveys, inspections and analyses of the Project Area, the Project Area qualifies as a "conservation area" within the requirements of the Act. Fifty percent (50%) or more of the buildings in the Project Area have an age of 35 years or more, and the Project Area is characterized by the presence of a combination of three or more of the conservation factors listed in the Act, rendering the Project Area detrimental to the public safety, health and welfare of the citizens of the City. While the Project Area contains some isolated blighted areas, the Project Area as a whole is not yet a blighted area, but it may become a blighted area. What follows is a summary of the TIF eligibility factors:

- Of the 5,085 buildings in the Project Area, 4,883 buildings (96.0%) are 35 years of age or older.
- Of the remaining 14 eligibility factors set forth in the Act for a conservation area, 9 factors are found to be present.
- Seven of the 9 factors found to be present are found to be present to a major extent and are reasonably distributed throughout the Project Area. These factors include: obsolescence, deterioration, structures below minimum code, excessive vacancies, deleterious land use or layout, depreciation of physical maintenance and lack of community planning.
- Two of the 9 factors found to be present area found to be present to a limited extent. These factors include: dilapidation and excessive land coverage.
- All blocks within the Project Area show the presence of conservation factors.
- The Project Area includes only real property and improvements thereon substantially benefited by the proposed redevelopment project improvements.

B. Surveys and Analyses Conducted

The conservation and blight factors found to be present in the Project Area are based upon surveys and analyses conducted by TPAP. The surveys and analyses conducted for the Project Area include:

1. Exterior survey of the condition and use of each building;
2. Site surveys of streets, alleys, sidewalks, curbs and gutters, lighting, parking facilities, landscaping, fences and walls, and general property maintenance;

3. Analysis of existing uses and their relationships;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original and current platting and building size and layout;
6. Analysis of vacant sites and vacant buildings;
7. Analysis of building floor area and site coverage;
8. Analysis of building permits issued for the Project Area from 1991 through 1996; and
9. Review of previously prepared plans, studies and data.

IV. REDEVELOPMENT GOALS AND OBJECTIVES

Comprehensive and coordinated area-wide investment in new public and private improvements and facilities is essential for the successful redevelopment of the Project Area and the elimination of conditions that have impeded redevelopment of the Project Area in the past. Redevelopment of the Project Area will benefit the City through improvements in the physical environment, an increased tax base, and additional employment opportunities.

This section identifies the general goals and objectives adopted by the City for redevelopment of the Project Area. Section V presents more specific objectives for development and design within the Project Area and the redevelopment activities the City plans to undertake to achieve the goals and objectives presented in this section.

A. General Goals

Listed below are the general goals adopted by the City for redevelopment of the Project Area. These goals provide overall focus and direction for this Redevelopment Plan.

1. An improved quality of life in the Project Area and the surrounding community.
2. Elimination of the influences and manifestations of physical and economic deterioration and obsolescence within the Project Area.
3. An environment which will contribute more positively to the health, safety and general welfare of the Project Area and the surrounding community.
4. An environment which will preserve or enhance the value of properties within and adjacent to the Project Area.
5. An increased real estate and sales tax base for the City and other taxing districts having jurisdiction over the Project Area.
6. The retention and enhancement of sound and viable existing residences, businesses, and industries within the Project Area.
7. The attraction of new residential, business, commercial, retail, and institutional development and the creation of new job opportunities within the Project Area.
8. Employment of residents from within the Project Area and within the adjacent communities in jobs in the Project Area and in adjacent redevelopment project areas. When appropriate, developers and businesses should make themselves available to City and/or local community groups and training institutions to identify, pre-screen and provide pre-employment training to local residents.

B. Redevelopment Objectives

Listed below are the redevelopment objectives which will guide planning decisions regarding redevelopment within the Project Area.

1. Reduce or eliminate those conditions which qualify the Project Area as a conservation area. These conditions are described in detail in Exhibit IV to this Redevelopment Plan.
2. Strengthen the economic well-being of the Project Area by increasing taxable values.
3. Assemble or encourage the assembly of non-compatible uses, deteriorated or chronically vacant structures and vacant land into parcels of appropriate shape and sufficient size for redevelopment in accordance with this Redevelopment Plan.
4. Provide needed incentives to stimulate private investment and spur revitalization of existing residential buildings, facilitate new residential development, and encourage a broad range of improvements in business retention, rehabilitation and new development.
5. Encourage quality appearance of buildings, rights-of-way and open spaces and encourage high standards of design.
6. Rehabilitate and enhance historically and architecturally significant buildings within the Project Area.
7. Encourage the rehabilitation, renovation and restoration of deteriorated structures where land use is consistent with the Redevelopment Plan.
8. Develop new housing targeted to all income levels and special needs populations that relates to the existing community.
9. Provide needed improvements and community facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards.
10. Encourage the development of new and improved shopping opportunities and family entertainment venues.
11. Establish job readiness and job training programs to provide residents within the Project Area and within the adjacent communities with the skills necessary to secure jobs in the Project Area and in adjacent redevelopment project areas.
12. Secure commitments from employers in the Project Area and adjacent redevelopment project areas to interview graduates of the Project Area's job readiness and job training programs.
13. Create new job opportunities for City residents utilizing first source hiring programs and appropriate job training programs.
14. Provide opportunities for women and minority businesses to share in the redevelopment of the Project Area.

V. REDEVELOPMENT PROJECT

This section presents the Redevelopment Project anticipated to be undertaken by the City and by private entities on behalf of the City in furtherance of this Redevelopment Plan. Several previous plans and policies have been reviewed and form the basis for many of the recommendations presented in this Redevelopment Plan, including: the 1973 *Chicago 21 Plan*; *North Lawndale Community Planning Study*; *Madison-Western Redevelopment Plan Amendment No. 3*; *East Garfield Park Redevelopment Project Area* report; *Homan-Van Buren Redevelopment Plan*; *Madison-Albany Redevelopment Area Plan Amendment No. 3* and the *Madison-Kedzie Project Redevelopment Plan as Amended by Revision No. 1*.

The Redevelopment Project described in this Redevelopment Plan and pursuant to the Act includes: a) the overall redevelopment concept; b) the land use plan; c) improvement and development recommendations for planning subareas; d) development and design objectives; e) a description of redevelopment improvements and activities; f) estimated redevelopment project costs; g) a description of sources of funds to pay estimated redevelopment project costs; h) a description of obligations that may be issued; and i) identification of the most recent EAV of properties in the Project Area and an estimate of future EAV.

A. Overall Redevelopment Concept

The Project Area should be redeveloped as a cohesive and distinctive residential and commercial district. It should consist of residential and commercial uses offering a range of development opportunities; commercial uses that serve and support surrounding neighborhoods and employment centers; and a range of public facilities, open spaces and pedestrian amenities.

The Project Area should be redeveloped on a planned and coordinated basis. Within the Project Area, opportunities for high quality, in-fill residential development within residential neighborhoods should be promoted, viable existing businesses should be retained and enhanced, and new business, institutional, government, transportation, entertainment, and retail development should be undertaken in appropriate locations on existing vacant or underutilized properties within the Project Area. New residential development should be compatible in design, scale, density, and setback with the existing residential uses.

The entire Project Area should be marked by improvements in safety and infrastructure, upgrading and stabilizing residential neighborhoods, retention and expansion of jobs and businesses, new business development, and enhancement of the area's overall image and appearance. Improvement projects should include: the rehabilitation and reuse of existing residential and commercial buildings; new residential and commercial construction; street and infrastructure improvements; creation and enhancement of open space, landscaping and other appearance improvements; and the provision of new community facilities and amenities which both residents and businesses find beneficial in a contemporary mixed use urban neighborhood.

The Project Area should maintain good accessibility and should continue to be served by a street system and public transportation facilities that provide safe and convenient access to and circulation within the Project Area.

The Project Area should be characterized by a planned network of open spaces and public amenities which will organize and provide focus to the Project Area. An open space network comprised of parks, open spaces, trails, and landscaped streets and boulevards should be created to link business centers, retail areas, residential development, open spaces, and community facilities.

The Project Area should have a coherent overall design and character. Individual developments should be visually distinctive and compatible. The Project Area should respect the City's traditional form characterized by a grid pattern of streets with buildings facing the street and located at or very near the front property line.

B. Land Use Plan

Figure 2 presents the Land-Use Plan that will be in effect upon adoption of this Redevelopment Plan.

As indicated in Figure 2, the Project Area should be redeveloped as a planned and cohesive urban neighborhood providing sites for a range of housing types, limited commercial development, and parks and open space. The various land uses should be arranged and located so that there is a sensitive transition between residential and non-residential developments in order to minimize conflicts between different land uses.

Residential, commercial, mixed-use, and related community uses, such as public and private institutional uses, should be encouraged within the Midwest Redevelopment Project Area as shown in Figure 2, Generalized Land-Use Plan. Residential uses include single family and multi-unit developments. Commercial uses should be focused at the intersections of major arterial streets, in accordance with the underlying zoning. Complementary public and private uses should also be permitted.

All development should comply with the Redevelopment Plan objectives set forth in Section IV above, the Chicago Zoning Ordinance, and all other relevant City ordinances and development guidelines.

The Land-Use Plan identifies the land use to be in effect upon adoption of this Redevelopment Plan. The primary land use categories within the Project Area include residential, commercial/retail/service, mixed-use (commercial/residential, or commercial/industrial or commercial/institutional) public/institutional, parks/open space, hospital, and industrial. The land uses include those described and listed below.

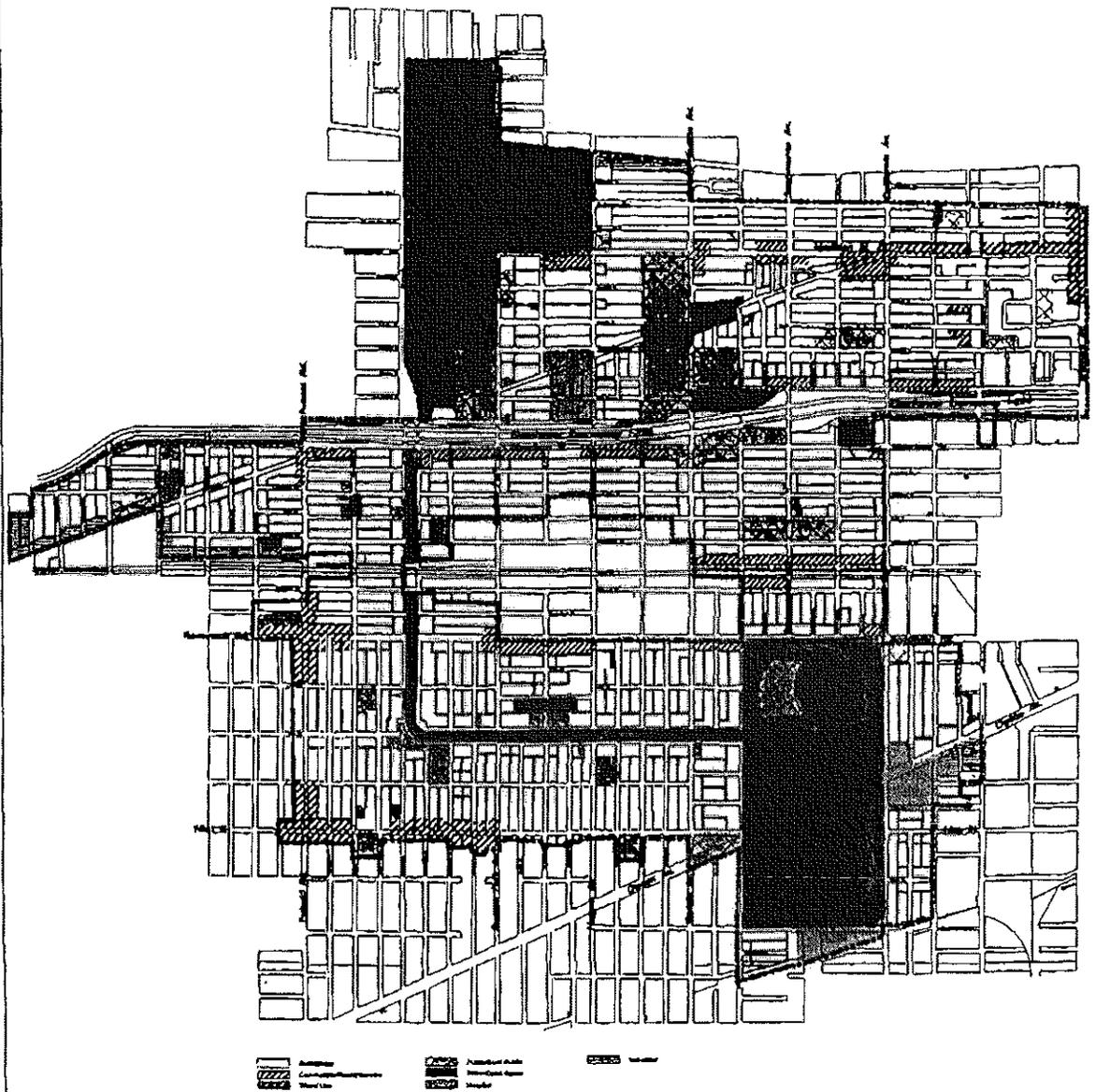


Figure 2
LAND USE PLAN

1. Residential

Residential land-use areas include existing residential neighborhoods and other locations suitable for residential use. Development of new housing will be encouraged on vacant sites within blocks where residential uses already exist. New residential buildings should be compatible in design, scale and density with existing residential development. Day care homes and centers, schools, parks, churches, and similar uses which support and are compatible with residential neighborhoods and similar and compatible uses consistent with the City's Zoning Ordinance should be permitted within designated residential land use areas.

2. Commercial/Retail/Service

Areas designated for commercial/retail service use are intended to provide goods and services for the immediate neighborhood and surrounding community. Commercial/retail service areas should be clustered in areas near important intersections with good accessibility and at locations where similar and compatible uses exist. Commercial/retail/service uses consistent with the City Zoning Ordinance should be permitted.

3. Mixed Use (Commercial/Multi-Family Residential, Commercial/Industrial, or Commercial/Institutional)

The land use designation of mixed-use occurs in several locations within the General Land Use Plan. This designation is intended to indicate an area that is characterized by basically sound mix of uses or has potential for one or more of the other uses shown in the Land Use Plan's legend. Most of the mixed-use areas indicated on the Land Use Plan are envisioned in this plan as a mixture of either commercial and multi-family residential, or commercial/industrial, or commercial/institutional use.

Within designated mixed-use areas development for predominantly low density residential use of entire block fronts will be encouraged where it is determined by the City that business or commercial use of such block fronts is not economically viable or could adversely affect potential for sound residential development.

4. Public/Institutional

Public/Institutional land use areas provide space for the educational, recreational, civic, social and religious institutions of the surrounding community.

5. Parks/Open Space

Parks/Open space areas include the existing public park and open space areas. Additional park space is encouraged within the Redevelopment Project Area to serve existing and future residents of existing neighborhoods and community areas.

6. Hospital

The hospital land-use designation includes existing hospitals and related medical facilities.



7. Industrial

Industrial land use areas are suitable for a wide mix of land uses, including manufacturing, assembly, distribution, warehousing, office, and research and development facilities. In addition, limited commercial development which serves and supports existing and nearby industrial areas should be permitted in selected locations.

C. Development And Design Objectives

Listed below are the specific Development and Design Objectives which will assist the City in directing and coordinating public and private improvement and investment within the Project Area in order to achieve the general goals and objectives identified in *Section IV* of this Redevelopment Plan.

The Development and Design Objectives are intended to help attract a variety of desirable uses such as new residential, business, institutional, and commercial development; foster a consistent and coordinated development pattern; and create an attractive urban identity for the Project Area.

a) Land Use

- Promote comprehensive, area-wide redevelopment of the Project Area on a planned basis, allowing a wide range of residential, business, retail, family entertainment, commercial services, open space, public and institutional uses.
- Promote business retention and new employment development.
- Encourage the clustering of similar and supporting commercial uses to promote cumulative attraction, multi-stop shopping and business activity.
- Promote convenience retail and service uses that can provide for the day-to-day needs of nearby residents, employees and business patrons.
- Promote compatible new housing in residential areas.

b) Building and Site Development

- Where feasible, repair and rehabilitate existing buildings in poor condition.
- Reuse vacant buildings in serviceable condition for new businesses, residential uses, or mixed-use development.
- Ensure that the design of new buildings is compatible with the surrounding building context.
- Preserve buildings with historic and architectural value where appropriate.
- Locate building service and loading areas away from front entrances and major streets where possible.
- Encourage parking, service, loading and support facilities which can be shared by multiple businesses.

- Encourage retail, entertainment, and restaurants on the first and second floors of buildings to create a pedestrian-oriented environment.
- Improve the design and appearance of commercial storefronts, including facade treatment, color, materials, awnings and canopies, and commercial signage.

c) Transportation and Infrastructure

- Ensure safe and convenient access to and circulation within the Project Area for pedestrians, bicyclists, autos, trucks and public transportation.
- Alleviate traffic congestion along arterial routes through limited driveways, shared loading zones, efficient bus stop spacing and traffic management improvements.
- Improve the street surface conditions, street lighting, and traffic signalization.
- Promote “transit-friendly” developments that incorporate transit facilities into their design.
- Create small “arrival” places or mini-plazas at the entrances to transit stations.
- Provide well-defined, safe pedestrian connections between developments within the Project Area and nearby destinations.
- Upgrade public utilities and infrastructure as required.

d) Parking

- Ensure that all commercial/retail businesses are served by an adequate supply of conveniently located parking.
- Maintain curb parking on selected streets to serve the retail and commercial businesses.
- Promote shared parking through cooperative arrangements between businesses which would permit existing parking lots to be used by neighboring businesses during off-peak periods.
- Ensure that parking lots are attractively designed and adequately maintained.
- Promote the use of ground floor space within parking structures for retail or service businesses.

e) Urban Design

- Provide new pedestrian-scale lighting in areas with intense pedestrian activity.
- Provide new street trees and accent lighting where space permits.
- Promote high quality and harmonious architectural and landscape design within mixed use districts.
- Enhance the appearance of the Project Area by landscaping the major street corridors.

- Provide distinctive design features, including landscaping and signage, at the major entryways into the Project Area.
- Clean-up and maintain vacant land, particularly in highly visible locations; where possible, use vacant lots for open space or pocket parks.
- Promote the development of "public art" at selected locations.

f) Landscaping and Open Space

- Promote the development of shared open spaces within the Project Area, including courtyards, recreational areas, etc.
- Ensure that all open spaces are designed, landscaped and lighted to achieve a high level of security.
- Promote the use of landscaping to screen dumpsters, waste collection areas, and the perimeter of parking lots and other vehicular use areas.
- Use landscaping and attractive fencing to screen loading and service areas from public view.
- Ensure that all landscaping and design materials comply with the City of Chicago Landscape Ordinance.

D. Redevelopment Improvements and Activities

The City proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques including, but not limited to, tax increment financing, to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below. The City also maintains the flexibility to undertake additional activities and improvements authorized under the Act, if the need for activities or improvements change as redevelopment occurs in the Project Area.

The City may enter into redevelopment agreements or intergovernmental agreements with public or private entities for the furtherance of this Redevelopment Plan. Such redevelopment agreements may be for the assemblage of land; the construction, rehabilitation, renovation or restoration of improvements or facilities; the provision of services; or any other lawful purpose. Redevelopment agreements may contain terms and provisions which are more specific than the general principles set forth in this Redevelopment Plan and which include affordable housing requirements as described below.

It is City policy to require that developers who receive TIF assistance for market rate housing set aside 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

1. Property Assembly

To meet the goals and objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease or eminent domain or through the Tax Re-activation Program and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

The City may demolish improvements, remove and grade soils and prepare sites with soils and materials suitable for new construction. Clearance and demolition will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tracts of land do not remain vacant for extended periods and so that the adverse effects of clearance activities may be minimized.

The City may (a) acquire any historic structure (whether a designated City or State landmark or on, or eligible for, nomination to the National Register of Historic Places); (b) demolish any non-historic feature of such structure; and (c) incorporate any historic structure or historic feature into a development on the subject property or adjoining property.

2. Relocation

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Redevelopment Project Area and to meet other City objectives. Business or households legally occupying properties to be acquired by the City may be provided with relocation advisory and financial assistance as determined by the City.

3. Provision of Public Works or Improvements

The City may provide public improvements and facilities that are necessary to service the Project Area in accordance with this Redevelopment Plan and the comprehensive plan for development of the City as a whole. Public improvements and facilities may include, but are not limited to, the following:

a) ***Streets and Utilities***

A range of individual roadway, utility and related improvement projects, from repair and resurfacing to major construction or reconstruction, may be undertaken.

b) ***Parks and Open Space***

Improvements to existing or future parks, open spaces and public plazas may be provided, including the construction of pedestrian walkways, stairways, lighting, landscaping and general beautification improvements may be provided for the use of the general public.

c) ***Transportation Infrastructure***

Improvements and/or expansion of the existing CTA Rapid Transit Stations and bus stops in the Project Area may be provided to support the increased demand resulting from future development within the Project Area.

4. Rehabilitation of Existing Buildings

The City will encourage the rehabilitation of buildings that are basically sound and/or historically significant, and are located so as not to impede the Redevelopment Project. Incremental Property Taxes may be used in connection with Department of Housing programs to assist in the rehabilitation of housing.

5. Job Training and Related Educational Programs

Separate or combined programs designed to increase the skills of the labor force to meet employers' hiring needs and to take advantage of the employment opportunities within the Project Area may be implemented.

6. Taxing Districts Capital Costs

The City may reimburse all or a portion of the costs incurred by certain taxing districts in the furtherance of the objectives of this Redevelopment Plan.

7. Interest Subsidies

Funds may be provided to redevelopers for a portion of interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- (a) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
- (b) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with respect to the redevelopment project during that year;

- (c) if there are not sufficient funds available in the special tax allocation fund to make the payment, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
- (d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) costs paid or incurred by a redeveloper for a redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act.

8. Analysis, Administration, Studies, Surveys, Legal, etc.

The City may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage this Redevelopment Plan.

E. Redevelopment Project Costs

The various redevelopment expenditures which are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs which are deemed to be necessary to implement this Redevelopment Plan (the "Redevelopment Project Costs"). Some of the costs listed below will become eligible costs under the Act pursuant to an amendment to the Act effective November 1, 1999.

1. Eligible Redevelopment Project Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

- (1) Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided that no charges for professional services are based on a percentage of the tax increment collected; and the cost of marketing sites within the area to prospective businesses, developers and investors.
- (2) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- (3) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment

ment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;

- (4) Costs of the construction of public works or improvements;
- (5) Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- (6) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- (7) To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
- (8) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
- (9) Payment in lieu of taxes as defined in the Act;
- (10) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code;

- (11) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- (A) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - (B) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - (D) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.
 - (E) up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
 - (F) up to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act.
- (12) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 *et. seq.* then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

2. Estimated Redevelopment Project Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs are set forth in Exhibit II of this Redevelopment Plan. All estimates are based on 1999 dollars. Funds may be moved from one line item to another or to an eligible cost category described in this Plan.

Redevelopment Project Costs described in this Redevelopment Plan are intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line items without amending this Redevelopment Plan.

F. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than state sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received. The City may incur Redevelopment Project Costs which are paid from funds of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes.

The Roosevelt/Homan and Homan/Arthington TIFs are contiguous and located interior to the Project Area. The Project Area is contiguous to the Roosevelt/Cicero and the Kinzie Industrial Corridor TIF on the west and the Western/Ogden TIF on the east and may, in the future, be contiguous to or separated only by a public right of way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area made available to support such contiguous redevelopment project areas or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Project Area, the City may determine that it is in the best inter-

ests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Exhibit II of this Redevelopment Plan.

G. Issuance of Obligations

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (By December 31, 2023). Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemption, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

H. Valuation of the Project Area

1. Most Recent Equalized Assessed Valuation of Properties in the Project Area

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 1998 EAV of all taxable parcels in the Project Area is approximately \$111.6 million. This total EAV by PIN is summarized in Exhibit III. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become

the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by Cook County.

2. Anticipated Equalized Assessed Valuation

By the tax year 2022 (collection year 2023) and following roadway and utility improvements, installation of additional and upgraded lighting, improved signage and landscaping, etc. and substantial completion of potential Redevelopment Projects, the EAV of the Project Area is estimated to approach \$260 million. Estimates are based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) between approximately 2,310 and 4,620 new residential units will be constructed in the Project Area and occupied by 2016; 3) an estimated annual inflation in EAV of 2 percent will be realized through 2022, and 4) the five year average state equalization factor of 2.1436 (tax years 1994 through 1998) is used in all years to calculate estimated EAV.

VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in *Section III* of this Redevelopment Plan, the Project Area as a whole is adversely impacted by the presence of numerous conservation and blight factors, and these factors are reasonably distributed throughout the Project Area. Conservation and blight factors within the Project Area are widespread and represent major impediments to sound growth and development.

The physical decline of structures and sites, and the lack of private investment in the Project Area are evidenced by the following:

Physical Condition of the Project Area

- Approximately ninety-six (96.0) percent of the 5,085 buildings in the Project Area are 35 years of age or older.
- Of the 14 conservation area factors set forth in the Act, nine factors are found to be present. Factors include dilapidation, obsolescence, deterioration, structures below minimum code standards, excessive vacancies, excessive land coverage, deleterious land-use or layout, depreciation of physical maintenance and lack of community planning.
- In over five years between 1994 and 1999, the City's Building Department issued building code violations to 2,452 of 4,520 different buildings located east of Pulaski within the Project Area. This represents 54% of the total buildings within the Project Area.
- A major portion of the Project Area's infrastructure (i.e. streets, alleys, curbs and gutters, street lighting and sidewalks) needs major repair or replacement.

Lack of Investment and Growth by Private Enterprise

- Between 1994 and 1999, 403 structures in the Project Area have been demolished while only 267 new structures were added. This represents a decline in development activity in the Project Area since demolitions have not been replaced with new construction.
- Between 1997 and 1998, the EAV of the Project Area increased by only 0.4 percent while the EAV of the City of Chicago as a whole increased by 1.8 percent.
- In addition to park and school facilities, the City of Chicago owns 894 separate parcels out of 10,398 parcels, which represents 8.6% of property in the Project Area.
- Between 1994 and 1999, the majority of permits (51%) were issued for repairs. Of the 922 permits issued for repairs, 197 building permits were issued for repairs by order of the City's Building Department.
- A significant number of buildings within the Project Area are vacant or underutilized. In particular, 941 buildings are either partially or totally vacant. This vacant space is evidence of the lack of growth and development within the Project Area.

VII. FINANCIAL IMPACT

Without the adoption of the Redevelopment Plan and TIF, the Project Area is not reasonably expected to be redeveloped by private enterprise. In the absence of City-sponsored redevelopment initiatives, there is the potential that conservation and blight factors will continue to exist and spread, and the Project Area on the whole and adjacent properties will become less attractive for the maintenance and improvement of existing buildings and sites. In the absence of City-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

Section V of this Redevelopment Plan describes the comprehensive, area-wide Redevelopment Project proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be staged over a period of years consistent with local market conditions and available financial resources required to complete the various redevelopment improvements and activities as well as Redevelopment Projects set forth in this Redevelopment Plan. Successful implementation of this Redevelopment Plan is expected to result in new private investment in rehabilitation of buildings and new construction on a scale sufficient to eliminate problem conditions and to return the area to a long-term sound condition.

The Redevelopment Project is expected to have significant short- and long-term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short-term, the City's effective use of TIF can be expected to stabilize existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, Redevelopment Projects and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts will benefit from the enhanced tax base which results from the increase in EAV caused by the Redevelopment Projects.

VIII. DEMAND ON TAXING DISTRICT SERVICES

The following major taxing districts presently levy taxes against properties located within the Project Area:

Cook County. The County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of County highways.

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public.

Metropolitan Water Reclamation District of Greater Chicago. This district provides the main trunk lines for the collection of waste water from cities, villages and towns, and for the treatment and disposal thereof.

Chicago Community College District 508. This district is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade. Twenty-three public schools are located in the Project Area.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. There are eight parks located within the Project Area.

Chicago School Finance Authority. The Authority was created in 1980 to exercise oversight and control over the financial affairs of the Board of Education.

City of Chicago. The City is responsible for the provision of a wide range of municipal services, including: police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; building, housing and zoning codes, etc. A fire station is located within the Project Area and is illustrated in Figure 4, *Surrounding Community Facilities*.

City of Chicago Library Fund. General responsibilities of the Library Fund include the provision, maintenance and operation of the City's library facilities.

In 1994, the Act was amended to require an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Redevelopment Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the areas and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

In addition to the major taxing districts summarized above, the Chicago Urban Transportation District, and the City of Chicago Special Service Area 12 have taxing jurisdiction over part or all of the Project Area. The Chicago Urban Transportation District (formerly a separate taxing district from the City) no longer extend tax levies, but continues to exist for the purpose of receiving delinquent taxes.

A. Impact of the Redevelopment Project

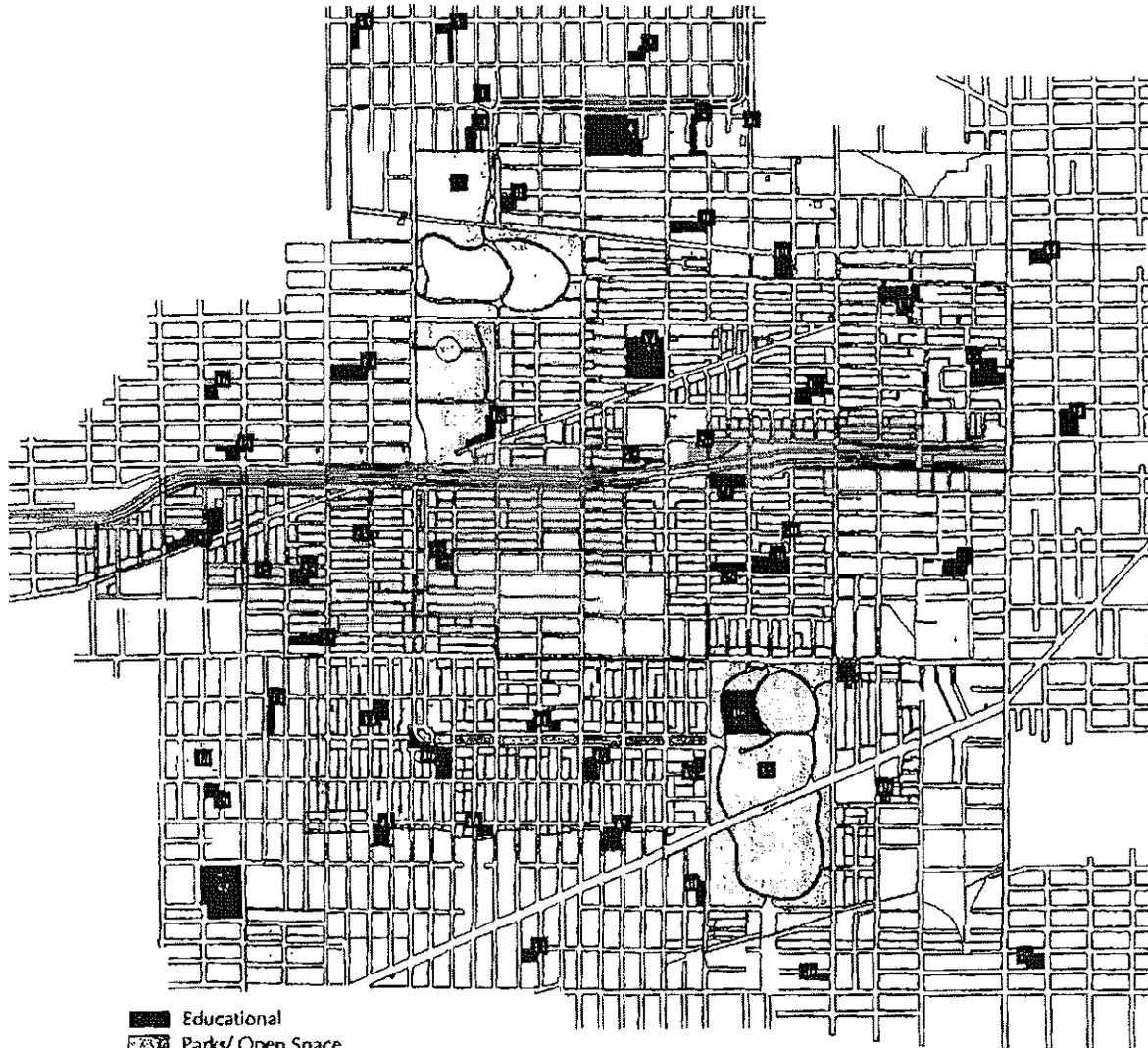
The replacement of vacant and underutilized properties with business, residential, and other development may cause increased demand for services and/or capital improvements to be provided by the Metropolitan Water Reclamation District, the City, the Board of Education and the Chicago Park District. The estimated nature of these increased demands for services on these taxing districts are described below.

Metropolitan Water Reclamation District of Greater Chicago. The replacement of vacant and underutilized properties with new development may cause increased demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

City of Chicago. The replacement of vacant and underutilized properties with new development may increase the demand for services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, etc.

Board of Education. The addition of new households with school-aged children to the Project Area may increase the demand for services and programs provided by the Board of Education. The nearest public schools are: Faraday, Maples, Rockwell, Calhoun, Marshall H. S., Gregory, Bethune, Manley H. S., Henson, Herzl, Hess, Lathrop, William Penn, Dvorak, Howland and Collins H. S. all of which are located within the Project Area. The locations of these schools are illustrated in Figure 5, *Surrounding Community Facilities*.

Chicago Park District. The replacement of vacant and underutilized properties with residential, business and other development may increase the demand for services, programs and capital improvements provided by the Chicago Park District within and adjacent to the Project Area. These public services or capital improvements may include, but are not necessarily limited to, the provision of additional open spaces and recreational facilities by the Chicago Park District. The nearest parks are Garfield Park and Douglas Park both located either wholly or in part within the Project Area. The locations of these parks are illustrated in Figure 5, *Surrounding Community Facilities*.



Educational
 Parks/ Open Space

Major Public Facilities
 Located Within Project Area
 Boundary

Major Public Facilities
 Located Within 3 Blocks of Project Area
 Boundary

- | | | | |
|---|--|---|--|
| <ul style="list-style-type: none"> 7. Garfield Park 12. Dodge Elementary 14. Faraday Elementary/ Marshall High School 15. Grant Elementary 17. Calhoun Elementary 18. Ericson Elementary 20. Horan Park 22. Sumner Elementary 23. Jensen Elementary/Miller CPC. 24. Park 25. Play Lot 26. Webster Elementary/Hansberry CPC. 27. Gregory Elementary 28. Bethune Elementary 29. Manley High School 30. Play Lot 32. Frazier Elementary 34. Henson/Olwe CPC. | <ul style="list-style-type: none"> 35. Douglas Park 36. Collins High School 37. Chalmers Elementary 38. Franklin Park 40. Herzl Elementary/ Herzl CPC. 41. Lawndale Academy 43. William Penn Elementary 44. Dvorak Elementary 45. Lathrop Elementary 46. Johnson Elementary/Johnson CPC. 47. Howland Academy 49. Plamondon Elementary 52. Playlot | <ul style="list-style-type: none"> 1. Ryerson Elementary 2. Morse Elementary 3. Garfield Square 4. Westinghouse High School 5. Morton Elementary 6. Sacramento Square 8. Flowers Vocational High School 9. Beidler Elementary 10. Cathers Elementary 11. Dett Elementary 53. Wright Elementary | <ul style="list-style-type: none"> 13. DeIano Elementary 16. Goldblatt Elementary 19. Melody Elementary/Cole CPC. 21. Crane High School 31. King Elementary/Dickens CPC. 33. Crown Elementary 39. C.Hughes Elementary 42. Mason Elementary 48. Pope Elementary 50. Hammond Elementary 51. Pickard Elementary 52. Laura Ward Elementary |
|---|--|---|--|

Figure 3
SURROUNDING COMMUNITY FACILITIES



B. Program to Address Increased Demand for Services or Capital Improvements

The following activities represent the City's program to address increased demand for services or capital improvements provided by the impacted taxing districts.

- It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Project Area can be adequately handled by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District. Therefore, no special program is proposed for the Metropolitan Water Reclamation District.
- It is expected that any increase in demand for City services and programs associated with the Project Area can be adequately handled by existing City, police, fire protection, sanitary collection and recycling services and programs maintained and operated by the City. Therefore, no special programs are proposed for the City.
- It is expected that the households that may be added to the Project Area will contain some school-aged children and, at this time, no special program is proposed for the Board of Education. The City will attempt to ensure that any increased demands for the services and capital improvements provided by the Board of Education are addressed in connection with any particular residential development in the Project Area.
- It is expected that the households and businesses that may be added to the Project Area may generate additional demand for recreational services and programs and may create the need for additional open spaces and recreational facilities operated by the Chicago Park District. The City intends to monitor development in the Project Area and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements provided by the Chicago Park District are addressed in connection with any particular residential and business development. Open space and/or recreational facilities may be provided to meet the needs of an expanding residential population and existing and future employees of the Project Area and nearby areas.
- It is expected that any increase in demand for Cook County, Cook County Forest Preserve District, and the Chicago Community College District 508's services and programs associated with the Project Area can be adequately handled by services and programs maintained and operated by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase so that it exceeds existing service and program capabilities, the City will work with the affected taxing district to determine what, if any, program is necessary to provide adequate services.

Exhibit II to this Redevelopment Plan illustrates the preliminary allocation of Redevelopment Project Costs.

IX. CONFORMITY OF THE REDEVELOPMENT PLAN FOR THE PROJECT AREA TO LAND USES APPROVED BY THE PLANNING COMMISSION OF THE CITY

This Redevelopment Plan and the Redevelopment Project described herein include land uses which will be approved by the Chicago Plan Commission prior to the adoption of the Redevelopment Plan.

X. PHASING AND SCHEDULING

A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area.

It is anticipated that City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Incremental Property Taxes by the City.

The estimated date for completion of Redevelopment Projects is no later than the year 2022.

XI. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN

The City is committed to and will affirmatively implement the following principles with respect to this Redevelopment Plan:

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed or ancestry.
- B) Redevelopers must meet the City's standards for participation of 25% Minority Business Enterprises and 5% Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
- C) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- C) Redevelopers will meet City standards for the prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above.

XIII. HOUSING IMPACT AND RELATED MATTERS

The Project Area contains 643 single-family buildings, 2,524 two-family buildings, 1,168 multi-family buildings, and 217 mixed-use buildings with upper story residential for a total of 14,737 residential units. Of the 14,737 residential units in the Project Area 12,051 units are inhabited. Because the Project Area includes a significant number of residential units, information is provided regarding this Plan's potential impact on housing.

Included in the Plan is the General Land Use Plan (Figure 2). This map indicates parcels of real property on which there are buildings containing residential units that could be removed if the Plan is implemented in this regard, and that to the extent those units are inhabited, the residents thereof might be displaced. The Plan also includes information on the condition of buildings within the Area. Some of the residential buildings exhibit a combination of characteristics such as dilapidation or deterioration, excessive vacancies, and obsolescence which might result in a building's removal and the displacement of residents, during the time that this Plan is in place.

The number and type of residential buildings in the Area potentially affected by the Plan were identified during the building condition and land use survey conducted as part of the eligibility analysis for the Area. A good faith estimate and determination of the number of residential units within each such building whether such residential units were inhabited and whether the inhabitants were low-income or very low-income households were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from data bases maintained by the City's Department of Planning and Development, Cook County tax assessment records or 1990 census data.

Any buildings containing residential units that may be removed and any displacement of residents of inhabited units projected in this Plan are expressly intended to be within the contemplation of the comprehensive program intended or sought to be implemented pursuant to this Plan. To the extent that any such removal or displacement will affect households of low-income and very low-income persons, there shall be provided affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may either be existing or newly constructed housing and the City shall make a good faith effort to ensure that the affordable housing is located in or near the Project Area. For the purposes hereof, "low-income households," "very low-income households," and "affordable housing" shall have the meanings set forth in the Illinois Affordable Housing Act.

Map and Survey Overview

Based on the Plan's General Land Use Plan, when compared to the *Generalized Existing Land Use* map included as part of Exhibit IV herein, there are certain parcels of property currently containing residential uses and units that, if the Plan is implemented in that regard, could result in such buildings being removed. There are 446 inhabited residential units reflected on the General Land Use Plan map that could be subject to displacement. Of this number, 59 are estimated to be occupied by residents classified as low-income, and 324 are estimated to be occupied by residents classified as very low-income.

In addition to the various maps discussed previously, the building condition survey revealed that 116 residential buildings exhibit a combination of characteristics such as dilapidation or deterioration, functional and economic obsolescence, and excessive vacancies. These conditions, if left unchecked, may result in the removal of buildings and the displacement of residents. Based on the building conditions survey, it is possible that 213 additional residential units could be removed. Such units may be located anywhere within the Project Area, but will be limited to a total of 213 to be removed without amendment of this Plan in accordance with the requirements of the Act. Of this number, 25 are estimated to be occupied by residents classified as low-income, and 160 are estimated to be occupied by residents classified as very low-income.

Exhibit III of this Plan includes a listing of parcels within the Project Area. Exhibit III will be supplemented to identify those inhabited residential units which may be subject to displacement as discussed above.

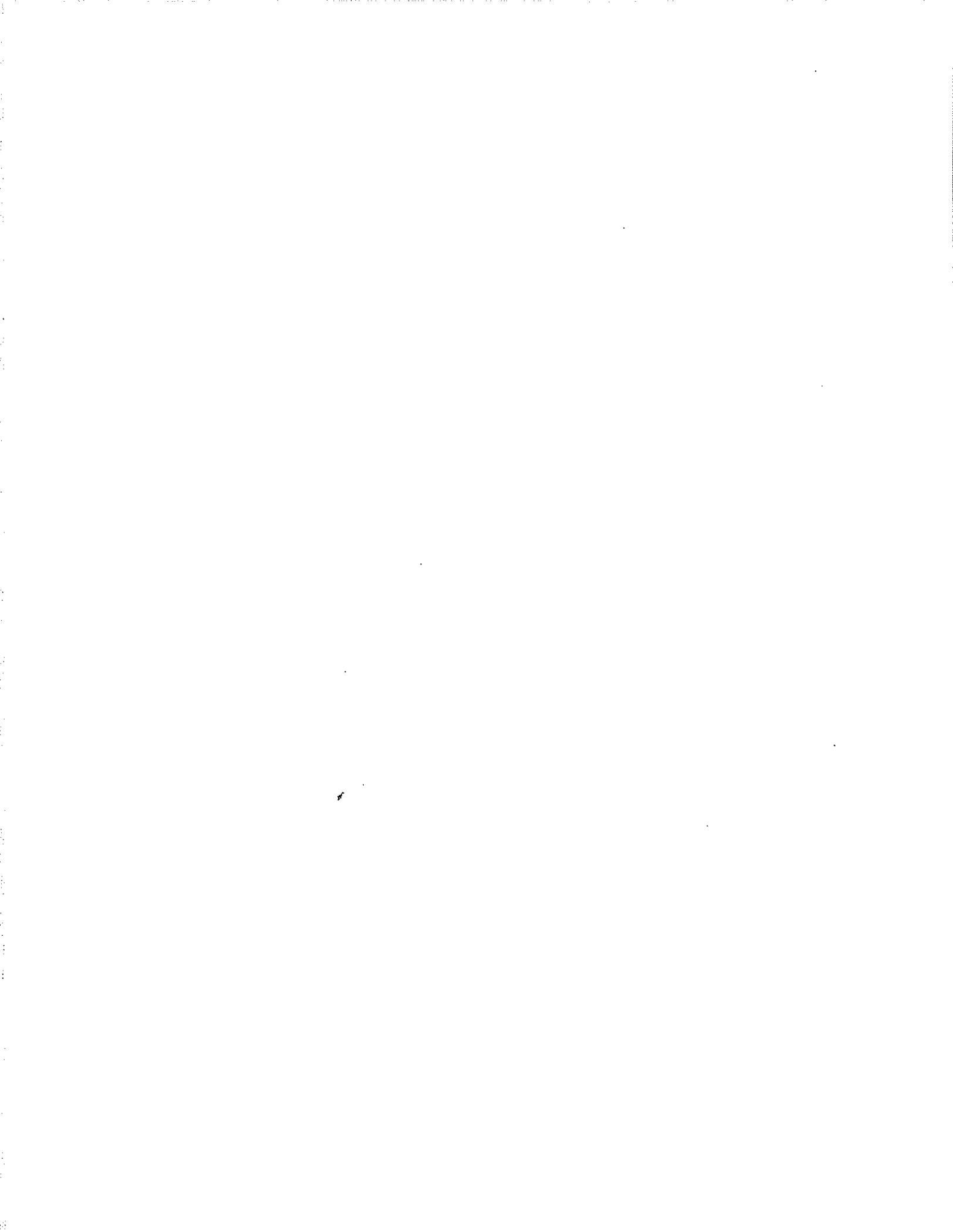


EXHIBIT I:

Legal Description of Project Boundary

ALL THAT PART OF SECTIONS 11, 12, 13, 14, 15, 22, 23 AND 24 IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTIONS 7 AND 18 IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF S. CALIFORNIA AVENUE WITH THE SOUTH LINE OF W. ROOSEVELT ROAD;

THENCE EAST ALONG SAID SOUTH LINE OF W. ROOSEVELT ROAD TO THE WEST LINE OF S. TALMAN AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF S. TALMAN AVENUE TO THE SOUTH LINE OF LOT 20 IN THE SUBDIVISION OF LOTS 6 TO 10 IN BLOCK 1 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 20 BEING ALSO THE NORTH LINE OF W. 12TH PLACE;

THENCE WEST ALONG SAID NORTH LINE OF W. 12TH PLACE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN POPE'S SUBDIVISION OF LOTS 11, 14, 15, 18, 19, 2, 23 AND 26 OF BLOCK 1 OF COOK AND ANDERSON'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 1 IN POPE'S SUBDIVISION BEING ALSO THE WEST LINE OF S. TALMAN AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF S. TALMAN AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN JOHN BERRY JR. GUARDIAN'S SUBDIVISION OF LOTS 15 AND 16 OF BLOCK 3 OF COOK AND ANDERSON'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 1 IN JOHN BERRY JR. GUARDIAN'S SUBDIVISION BEING ALSO THE SOUTH LINE OF W. 13TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH LINE OF W. 13TH STREET TO THE EAST LINE OF SAID LOT 1 IN JOHN BERRY JR. GUARDIAN'S SUBDIVISION, SAID EAST LINE OF SAID LOT 1 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF S. TALMAN AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY EAST OF S. TALMAN AVENUE TO THE SOUTHEASTERLY LINE OF LOT 14 IN THE SUBDIVISION

OF LOTS 1 TO 5 AND LOT 7 IN BLOCK 4 AND LOTS 1 TO 6 AND 11 TO 14 IN BLOCK 3 AND LOTS 3, 4 AND 5 IN BLOCK 5 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHEASTERLY LINE OF LOT 14 BEING ALSO THE NORTHWESTERLY LINE OF THE ALLEY NORTHWESTERLY OF OGDEN AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE ALLEY NORTHWESTERLY OF OGDEN AVENUE TO THE WEST LINE OF S. ROCKWELL AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF S. ROCKWELL STREET TO THE NORTH LINE OF W. 15TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF W. 15TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 11 IN POPE'S SUBDIVISION OF LOTS 1, 2, 3, 4, 10, 11, 12, & 13, ALL IN BLOCK 8 IN COOK AND ANDERSON'S SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 11 IN SAID POPE'S SUBDIVISION TO THE SOUTH LINE OF SAID LOT 11, SAID SOUTH LINE OF LOT 11 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. 15TH PLACE;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. 15TH PLACE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 17 IN SAID POPE'S SUBDIVISION;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 17 IN SAID POPE'S SUBDIVISION TO THE NORTH LINE OF W 15TH PLACE;

THENCE WEST ALONG SAID NORTH LINE OF W 15TH PLACE TO THE WEST LINE OF S. WASHTENAW AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF S. WASHTENAW AVENUE TO THE NORTHWESTERLY LINE OF W. 19TH STREET;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF W. 19TH STREET TO THE SOUTH LINE OF LOT 24 IN BLOCK 4 IN McMAHON'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 24 IN BLOCK 4 IN McMAHON'S SUBDIVISION BEING ALSO THE NORTH LINE OF W. 19TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF W. 19TH STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF S. CALIFORNIA AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF S. CALIFORNIA AVENUE TO THE NORTHERLY LINE OF THE C. B. & Q. RAILROAD RIGHT OF WAY;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF THE C. B. & Q. RAILROAD RIGHT OF WAY TO THE WEST LINE OF S. ALBANY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. ALBANY AVENUE TO THE NORTH LINE OF W. 19TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. 19TH STREET TO THE WEST LINE OF S. ALBANY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. ALBANY AVENUE TO THE SOUTHERLY LINE OF W. OGDEN AVENUE;

THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF W. OGDEN AVENUE TO THE WEST LINE OF S. KEDZIE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. KEDZIE AVENUE TO THE SOUTH LINE OF LOT 2 IN BLOCK 1 IN PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, A SUBDIVISION OF BLOCKS 1, 2, 5 AND 10 OF CIRCUIT COURT PARTITION OF THE EAST HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (LYING NORTH OF THE CENTERLINE OF OGDEN AVENUE) OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 2 IN BLOCK 1 IN PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF, AND ALONG THE SOUTH LINE OF LOT 28 IN SAID BLOCK 1 IN PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO, AND ALONG THE WESTERLY EXTENSION THEREOF, AND ALONG THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN SAID PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO, AND ALONG THE WESTERLY EXTENSION THEREOF, AND ALONG THE SOUTH LINE OF LOT 40 IN SAID BLOCK 2 IN PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO TO THE WEST LINE OF SAID LOT 40, SAID WEST LINE OF LOT 40 BEING ALSO THE EAST LINE OF S. SPAULDING AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. SPAULDING AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN SHERMAN AND WALTER'S RESUBDIVISION OF BLOCK 11 IN CIRCUIT COURT PARTITION OF THE

EAST HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (LYING NORTH OF THE CENTERLINE OF OGDEN AVENUE) OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 15 IN SHERMAN AND WALTER'S RESUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF, AND ALONG THE NORTH LINE OF LOT 39 IN SAID SHERMAN AND WALTER'S RESUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF S. CHRISTIANA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. CHRISTIANA AVENUE TO THE SOUTH LINE OF LOT 2 IN THE RESUBDIVISION OF BLOCK 12 IN SAID CIRCUIT COURT PARTITION OF THE EAST HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (LYING NORTH OF THE CENTERLINE OF OGDEN AVENUE) OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 2 IN THE RESUBDIVISION OF BLOCK 12 IN CIRCUIT COURT PARTITION AND ALONG THE WESTERLY EXTENSION THEREOF, AND ALONG THE SOUTH LINE OF LOT 64 IN SAID RESUBDIVISION OF BLOCK 12 IN CIRCUIT COURT PARTITION, AND ALONG THE WESTERLY EXTENSION THEREOF, AND ALONG THE NORTH LINE OF LOT 3 IN BLOCK 1 IN LYMAN TRUMBULL'S SUBDIVISION OF THAT PART OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE WEST LINE OF SAID LOT 3, SAID WEST LINE OF LOT 3 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF S. HOMAN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF S. HOMAN AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 10 FEET OF LOT 46 IN SAID BLOCK 1 IN LYMAN TRUMBULL'S SUBDIVISION;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE NORTH 10 FEET OF LOT 46 IN BLOCK 1 IN LYMAN TRUMBULL'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF S. TRUMBULL AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF S. TRUMBULL AVENUE TO THE SOUTH LINE OF THE NORTH 5 FEET OF LOT 4 IN BLOCK 2 IN SAID LYMAN TRUMBULL'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 5 FEET OF LOT 4 IN BLOCK 2 IN LYMAN TRUMBULL'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 45 IN SAID BLOCK 2 IN LYMAN

TRUMBULL'S SUBDIVISION, SAID EAST LINE OF LOT 45 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF S. TRUMBULL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF S. TRUMBULL AVENUE TO THE NORTH LINE OF SAID LOT 45 IN BLOCK 2 IN LYMAN TRUMBULL'S SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF SAID LOT 45 IN BLOCK 2 IN LYMAN TRUMBULL'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF S. ST LOUIS AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. ST LOUIS AVENUE TO THE SOUTH LINE OF LOT 2 IN WOOD'S LAWNSDALE SUBDIVISION OF THAT PART LYING NORTH OF OGDEN AVENUE OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF TOGETHER WITH THE NORTH 265 FEET OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 2 IN WOOD'S LAWNSDALE SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 96 IN SAID WOOD'S LAWNSDALE SUBDIVISION TO THE EAST LINE OF S. DRAKE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. DRAKE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 99 IN SAID WOOD'S LAWNSDALE SUBDIVISION;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 99 IN WOOD'S LAWNSDALE SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 114 IN SAID WOOD'S LAWNSDALE SUBDIVISION TO THE EAST LINE OF S. CENTRAL PARK AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. CENTRAL PARK AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 9 IN J. T. MATHEW'S SUBDIVISION OF LOTS 1 AND 20 IN J. H. KEDZIE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 9 IN J. T. MATHEW'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 6 IN BLOCK 1 IN THE RESUBDIVISION OF BLOCKS 1 TO 5 AND VACATED ALLIES IN LANSINGH'S SECOND ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF

THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 6 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF S. CENTRAL PARK AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY WEST OF S. CENTRAL PARK AVENUE TO THE SOUTH LINE OF LOT 11 IN SAID BLOCK 1 IN THE RESUBDIVISION OF BLOCKS 1 TO 5 AND VACATED ALLIES IN LANSINGH'S SECOND ADDITION TO CHICAGO;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 11 IN BLOCK 1 IN THE RESUBDIVISION OF BLOCKS 1 TO 5 AND VACATED ALLIES IN LANSINGH'S SECOND ADDITION TO CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF S. MILLARD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. MILLARD AVENUE TO THE SOUTH LINE OF LOT 6 IN BLOCK 2 IN SAID RESUBDIVISION OF BLOCKS 1 TO 5 AND VACATED ALLIES IN LANSINGH'S SECOND ADDITION TO CHICAGO;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 6 IN BLOCK 2 IN THE RESUBDIVISION OF BLOCKS 1 TO 5 AND VACATED ALLIES IN LANSINGH'S SECOND ADDITION TO CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 154 IN LANSINGH'S ADDITION TO CHICAGO, A SUBDIVISION OF LOTS 5, 6, 15, 16 AND THE WEST 146.17 FEET OF LOTS 4 AND 17 IN J. H. KEDZIE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 154 IN LANSINGH'S ADDITION TO CHICAGO BEING ALSO THE WEST LINE OF THE ALLEY WEST OF S. MILLARD AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF LOT 154 IN LANSINGH'S ADDITION TO CHICAGO TO THE NORTH LINE OF SAID LOT 154;

THENCE WEST ALONG SAID NORTH LINE OF LOT 154 IN LANSINGH'S ADDITION TO CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF S. LAWNSDALE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. LAWNSDALE AVENUE TO THE SOUTH LINE OF LOT 143 IN SAID LANSINGH'S ADDITION TO CHICAGO;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 143 IN SAID LANSINGH'S ADDITION TO CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOTS 3 AND 4 IN SAID LANSINGH'S ADDITION TO CHICAGO, SAID EAST LINE OF LOTS 3 AND 4 IN LANSINGH'S ADDITION TO CHICAGO BEING ALSO THE WEST LINE OF THE ALLEY WEST OF S. LAWNSDALE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF S. LAWNSDALE AVENUE TO THE SOUTH LINE OF THE NORTH 11.5 FEET OF LOT 3 IN SAID LANSINGH'S ADDITION TO CHICAGO;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 11.5 FEET OF LOT 3 IN LANSINGH'S ADDITION TO CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF S. RIDGEWAY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. RIDGEWAY AVENUE TO THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 2 IN DOWNING'S SUBDIVISION (EXCEPT STREETS) OF LOTS 7 TO 14 INCLUSIVE IN J. H. KEDZIE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 16 FEET OF LOT 2 IN DOWNING'S SUBDIVISION TO THE WEST LINE OF SAID LOT 2, SAID WEST LINE OF LOT 2 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF S. HAMLIN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF S. HAMLIN AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 150 IN SAID DOWNING'S SUBDIVISION;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 150 IN SAID DOWNING'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF S. HAMLIN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. HAMLIN AVENUE TO THE SOUTH LINE OF LOT 152 IN SAID DOWNING'S SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 152 IN DOWNING'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 313 IN SAID DOWNING'S SUBDIVISION TO THE EAST LINE OF S. AVERS AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. AVERS AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 21 IN BLOCK 1 IN MOORE'S SUBDIVISION OF LOT 1 OF SUPERIOR COURT PARTITION OF THE WEST 60 ACRES NORTH OF SOUTH WESTERN PLANK ROAD OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 21 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF W. 18TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTH LINE OF THE ALLEY NORTH OF W. 18TH STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF S. SPRINGFIELD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. SPRINGFIELD AVENUE TO THE NORTH LINE OF LOT 12 IN BLOCK 2 IN SAID MOORE'S SUBDIVISION, SAID NORTH LINE OF LOT 12 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. 16TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. 16TH STREET TO THE WEST LINE OF S. KOMENSKY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. KOMENSKY AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 31 IN BLOCK 8 IN OUR HOME ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 31 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. 16TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 31 IN BLOCK 8 IN OUR HOME ADDITION TO CHICAGO TO THE SOUTHEASTERLY LINE OF SAID LOT 31;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 31 IN BLOCK 8 IN OUR HOME ADDITION TO CHICAGO TO THE EAST LINE OF SAID LOT 31, SAID EAST LINE OF LOT 31 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF S. PULASKI ROAD;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF S. PULASKI ROAD TO THE SOUTH LINE OF LOT 6 IN BLOCK 1 IN WM. A. MERIGOLD'S RESUBDIVISION OF THE NORTH 50 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 6 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF W. ROOSEVELT ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 6 AND ALONG THE SOUTH LINE OF LOT 7, ALL IN BLOCK 1 IN WM. A. MERIGOLD'S RESUBDIVISION TO THE WEST LINE OF THE EAST 4.5 FEET OF SAID LOT 7;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST 4.5 FEET OF LOT 7 IN BLOCK 1 IN WM. A. MERIGOLD'S RESUBDIVISION TO THE SOUTH LINE OF W. ROOSEVELT ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF W. ROOSEVELT ROAD TO THE WEST LINE OF S. KARLOV AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. KARLOV AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 25 IN BLOCK 8 IN 12 STREET LAND ASSOCIATION SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 25 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF GRENSHAW STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH LINE OF THE ALLEY NORTH OF GRENSHAW STREET TO THE WEST LINE OF S. PULASKI ROAD;

THENCE NORTH ALONG SAID WEST LINE OF S. PULASKI ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN L. E. INGALL'S SUBDIVISION OF THAT PART OF BLOCK 5 AND 6 IN CIRCUIT COURT PARTITION LYING SOUTH OF THE WISCONSIN RAIL ROAD, SAID NORTH LINE OF LOT 1 IN L. E. INGALL'S SUBDIVISION BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF W. FILLMORE STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY NORTH OF W. FILLMORE STREET TO THE WEST LINE OF S. SPRINGFIELD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. SPRINGFIELD AVENUE TO THE SOUTH LINE OF LOT 1 IN BLOCK 2 IN W. J. AND D. F. ANDERSON'S SUBDIVISION OF SUB-BLOCK 1 (EXCEPT THE WEST 100 FEET OF THE SOUTH HALF THEREOF CONVEYED TO THE CHICAGO, HARLEM & BATAVIA RAILROAD COMPANY), OF BLOCK 5 AND ALL OF SUB-BLOCK 1 OF BLOCK 6, ALL IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 1 IN BLOCK 2 IN W. J. AND D. F. ANDERSON'S SUBDIVISION BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF W. ARTHINGTON STREET;

THENCE WEST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF W. ARTHINGTON STREET TO THE EAST LINE OF S. PULASKI ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF S. PULASKI ROAD TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 48 IN BLOCK 1 IN 12TH ST. LAND ASSOCIATION SUBDIVISION OF BLOCKS 1, 5, 8, AND 9 OF THE PARTITION OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER LYING SOUTH OF THE CENTER OF BARRY POINT ROAD EXCEPT THE NORTH 26 ACRES OF SAID PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID

the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by Cook County.

2. Anticipated Equalized Assessed Valuation

By the tax year 2022 (collection year 2023) and following roadway and utility improvements, installation of additional and upgraded lighting, improved signage and landscaping, etc. and substantial completion of potential Redevelopment Projects, the EAV of the Project Area is estimated to approach \$260 million. Estimates are based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) between approximately 2,310 and 4,620 new residential units will be constructed in the Project Area and occupied by 2016; 3) an estimated annual inflation in EAV of 2 percent will be realized through 2022, and 4) the five year average state equalization factor of 2.1436 (tax years 1994 through 1998) is used in all years to calculate estimated EAV.

SOUTH LINE OF LOT 48 IN BLOCK 1 IN 12TH ST. LAND ASSOCIATION SUBDIVISION BEING ALSO THE NORTH LINE OF W. TAYLOR STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE NORTH LINE OF W. TAYLOR STREET TO THE EAST LINE OF S. KILDARE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF S. KILDARE AVENUE TO THE NORTHERLY LINE OF W. 5TH AVENUE;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF W. 5TH AVENUE TO THE WEST LINE OF LOT 20 IN BLOCK 6 IN THE SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF BARRY POINT ROAD, SAID WEST LINE OF LOT 20 BEING ALSO THE EAST LINE OF BELT RAILWAY COMPANY OF CHICAGO RIGHT OF WAY;

THENCE NORTH ALONG SAID EAST LINE OF BELT RAILWAY COMPANY OF CHICAGO RIGHT OF WAY TO THE NORTH LINE OF W. POLK STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. POLK STREET AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF S. KOLMAR AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF S. KOLMAR AVENUE TO THE SOUTHERLY LINE OF THE CONGRESS STREET EXPRESSWAY;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF THE CONGRESS STREET EXPRESSWAY TO THE NORTH LINE OF W. HARRISON STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. HARRISON STREET TO THE WEST LINE OF S. PULASKI ROAD;

THENCE NORTH ALONG SAID WEST LINE OF S. PULASKI ROAD TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 25 IN BLOCK 14 IN LAMBERT TREE'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 25 IN BLOCK 14 IN LAMBERT TREE'S SUBDIVISION BEING ALSO THE NORTH LINE OF W. CONGRESS PARKWAY;

THENCE EAST ALONG SAID NORTH LINE OF W. CONGRESS PARKWAY TO THE EAST LINE OF S. HAMLIN AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF S. HAMLIN AVENUE AND ALONG THE EAST LINE OF N. HAMLIN AVENUE TO THE SOUTH LINE OF THE CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY IN THE EAST

HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF THE CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY TO THE WEST LINE OF VACATED N. CENTRAL PARK AVENUE, SAID WEST LINE OF VACATED N. CENTRAL PARK AVENUE BEING A LINE 10 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID WEST LINE OF VACATED N. CENTRAL PARK AVENUE TO THE SOUTH LINE OF VACATED CENTRAL PARK AVENUE, SAID SOUTH LINE OF VACATED CENTRAL PARK AVENUE BEING A LINE 86 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE CHICAGO & NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY;

THENCE EAST ALONG SAID SOUTH LINE OF VACATED CENTRAL PARK AVENUE TO THE EAST LINE OF N. CENTRAL PARK AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF N. CENTRAL PARK AVENUE TO THE NORTH LINE OF W. LAKE STREET;

THENCE EASTERLY ALONG SAID NORTH LINE OF W. LAKE STREET TO THE WEST LINE OF N. KEDZIE AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF N. KEDZIE AVENUE TO THE NORTH LINE OF W. WASHINGTON BOULEVARD;

THENCE EAST ALONG SAID NORTH LINE OF W. WASHINGTON BOULEVARD TO THE EAST LINE OF N. TALMAN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF N. TALMAN AVENUE TO THE NORTH LINE OF LOT 15 IN POLLACK'S SUBDIVISION OF 4 ACRES IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF LOT 15 IN POLLACK'S SUBDIVISION AND ALONG THE NORTH LINE OF LOT 14 IN SAID POLLACK'S SUBDIVISION TO A LINE 25 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF N. TALMAN AVENUE;

THENCE NORTH ALONG SAID LINE 25 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF N. TALMAN AVENUE TO THE NORTH LINE OF W. WASHINGTON BOULEVARD;

THENCE EAST ALONG SAID NORTH LINE OF W. WASHINGTON BOULEVARD TO THE WEST LINE OF N. WESTERN AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF N. WESTERN AVENUE TO THE SOUTH LINE OF W. WASHINGTON BOULEVARD;

THENCE EAST ALONG SAID SOUTH LINE OF W. WASHINGTON BOULEVARD TO THE EAST LINE OF N. WESTERN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF N. WESTERN AVENUE AND ALONG THE EAST LINE OF S. WESTERN AVENUE TO THE EASTERLY EXTENSION THE NORTH LINE OF W. CONGRESS STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF W. CONGRESS STREET TO THE EAST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY;

THENCE SOUTH ALONG SAID EAST LINE OF CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY TO THE CENTERLINE OF W. HARRISON STREET;

THENCE WEST ALONG SAID CENTERLINE OF W. HARRISON STREET TO THE WEST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY;

THENCE NORTH ALONG SAID WEST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY TO THE NORTH LINE OF W. CONGRESS STREET;

THENCE WEST ALONG SAID NORTH LINE OF W. CONGRESS STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 56 IN BLOCK 6 IN JAMES U. BORDEN'S RESUBDIVISION OF BLOCK 6 AND LOTS 1 TO 24, INCLUSIVE, OF BLOCK 6 OF REED'S SUBDIVISION OF THE EAST THREE FOURTHS OF THE SOUTH QUARTER OF THE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 56 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF S. CALIFORNIA AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST LINE OF THE ALLEY WEST OF S. CALIFORNIA AVENUE AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF W. HARRISON STREET;

THENCE EAST ALONG SAID SOUTH LINE OF W. HARRISON STREET TO THE WEST LINE OF S. CALIFORNIA AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF S. CALIFORNIA AVENUE TO THE POINT OF BEGINNING AT THE SOUTH LINE OF W. ROOSEVELT ROAD.

EXCEPTING FROM THE FORGOING ALL THAT PART OF THE SOUTH HALF OF SECTIONS 13 AND 14 IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF S. ALBANY AVENUE WITH THE CENTERLINE OF W. ROOSEVELT ROAD;

THENCE WEST ALONG SAID CENTERLINE OF W. ROOSEVELT ROAD TO THE CENTERLINE OF S. CENTRAL PARK AVENUE;

THENCE NORTH ALONG SAID CENTERLINE OF S. CENTRAL PARK AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 51 IN GIVINS AND GILBERT'S SUBDIVISION OF THE SOUTH 15 ACRES OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 51 IN GIVINS AND GILBERT'S SUBDIVISION BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. FILLMORE STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. FILLMORE STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 14 IN EDWARD CASEY'S ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 14 IN EDWARD CASEY'S ADDITION TO CHICAGO BEING ALSO THE WEST LINE OF THE ALLEY EAST OF INDEPENDENCE BOULEVARD;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF INDEPENDENCE BOULEVARD TO THE SOUTH LINE OF W. FILLMORE STREET;

THENCE WEST ALONG SAID SOUTH LINE OF W. FILLMORE STREET TO THE WEST LINE OF S. INDEPENDENCE BOULEVARD;

THENCE NORTH ALONG SAID WEST LINE OF S. INDEPENDENCE BOULEVARD TO THE WESTERLY EXTENSION OF A LINE 200 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF W. ARTHINGTON STREET, SAID LINE 200 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF W. ARTHINGTON STREET BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF W. ARTHINGTON STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY SOUTH OF W. ARTHINGTON STREET TO THE WEST LINE OF S. LAWDALE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. LAWDALE AVENUE TO THE SOUTH LINE OF W. ARTHINGTON STREET;

THENCE WEST ALONG SAID SOUTH LINE OF W. ARTHINGTON STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 66 IN GOLDY'S THIRD ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH 296 FEET, TOGETHER WITH THAT PART LYING SOUTH OF THE NORTH 1019.6 FEET OF THE EAST HALF OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 66 IN GOLDY'S THIRD ADDITION TO CHICAGO BEING ALSO THE WEST LINE OF S. LAWDALE AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE WEST LINE OF S. LAWDALE AVENUE TO THE NORTH LINE OF W. POLK STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. POLK STREET TO THE EAST LINE OF S. ST LOUIS AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF S. ST LOUIS AVENUE TO THE SOUTH LINE OF W. LEXINGTON STREET;

THENCE EAST ALONG SAID SOUTH LINE OF W. LEXINGTON STREET TO THE WEST LINE OF S. HOMAN AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF S. HOMAN AVENUE TO THE NORTH LINE OF W. POLK STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. POLK STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 13 IN BLOCK 12 IN E. A. CUMMINGS AND COMPANY'S CENTRAL PARK AVENUE ADDITION, A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 13 IN BLOCK 12 IN E. A. CUMMINGS AND COMPANY'S CENTRAL PARK AVENUE ADDITION TO THE NORTH LINE OF W. ARTHINGTON STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. ARTHINGTON STREET TO THE EAST LINE OF S. KEDZIE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. KEDZIE AVENUE TO THE SOUTH LINE OF THE B. & O. C. T. RAILROAD RIGHT OF WAY, SAID SOUTH LINE OF THE B. & O. C. T. RAILROAD RIGHT OF WAY BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. FILLMORE STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE B. & O. C. T. RAILROAD
RIGHT OF WAY TO THE CENTERLINE OF S. ALBANY AVENUE;

THENCE SOUTH ALONG SAID CENTERLINE OF S. ALBANY AVENUE TO THE
POINT OF BEGINNING AT THE CENTERLINE OF W. ROOSEVELT ROAD;

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

EXHIBIT II:

ESTIMATED REDEVELOPMENT PROJECT COSTS

Exhibit II: Estimated Redevelopment Project Costs

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ELIGIBLE EXPENSE	ESTIMATED COST
Analysis, Administration, Studies, Surveys, Legal, Marketing ^[1] etc.	\$ 3,500,000
Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation ^[1]	\$ 20,500,000
Rehabilitation of Existing Buildings, Leasehold Improvements, and Housing Construction and Rehabilitation costs ^[1]	\$ 22,000,000
Public Works & Improvements including streets and utilities, parks and open space, public facilities (schools & other public facilities) ^{[1] [2]}	\$ 43,000,000
Relocation Costs	\$ 2,500,000
Job Training, Retraining, Welfare-to-Work ^[1]	\$ 5,000,000
Day Care Services ^[1]	\$ 2,000,000
Interest Subsidy ^[1]	<u>\$ 2,000,000</u>
TOTAL REDEVELOPMENT COSTS^{[3] [4]}	\$ 100,500,000

^[1] Certain costs included in the line items listed above will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999.

^[2] This category may also include reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.

^[3] Total Redevelopment Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Project Costs.

^[4] The amount of the Total Redevelopment Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right of way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right of way.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

EXHIBIT III:

1998 Equalized Assessed Valuation by Tax Parcel

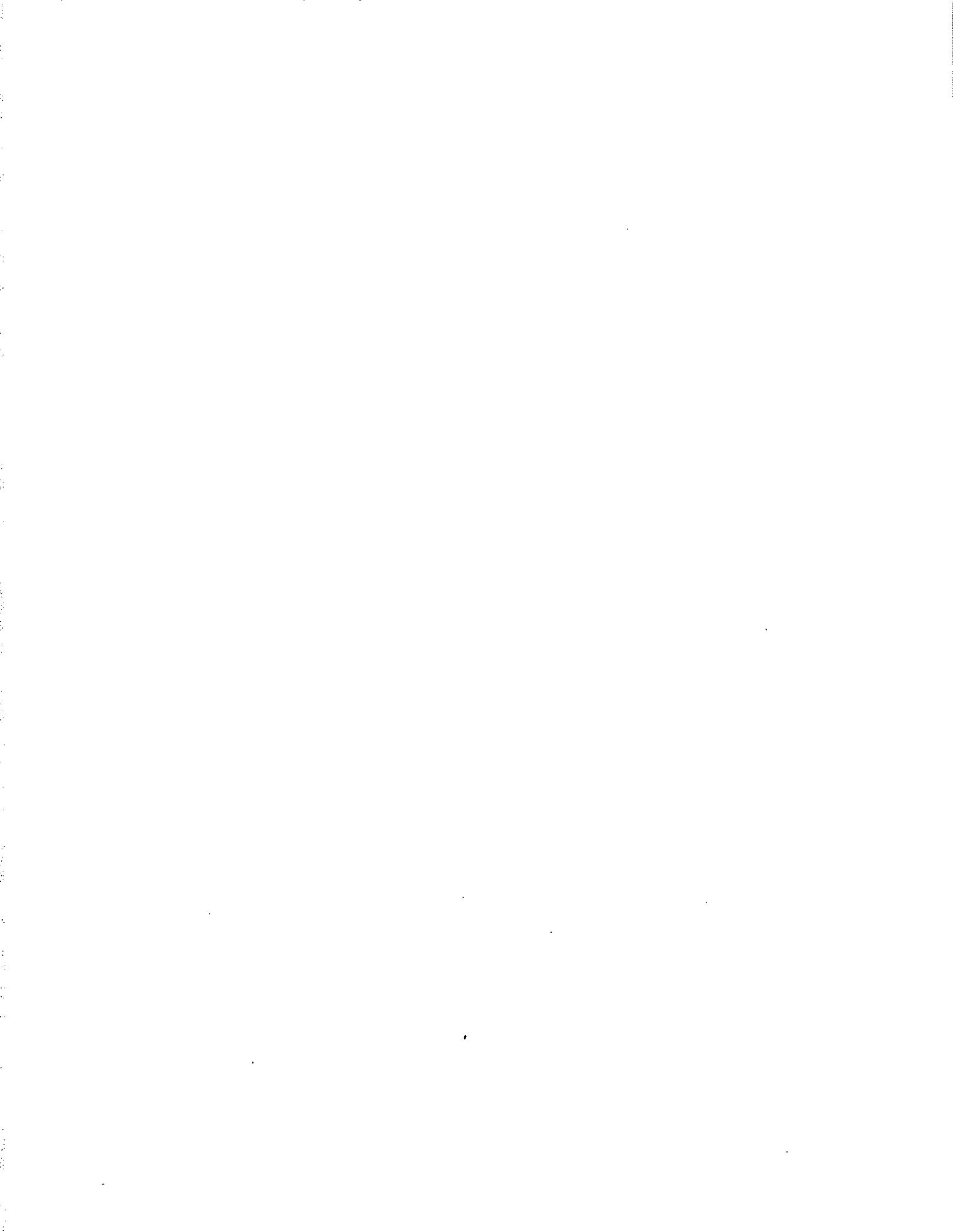


EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-11-412-001	83,488	16-11-413-006	41,442	16-11-414-010	17,594	16-11-415-003	1,818
16-11-412-002	129,307	16-11-413-007	41,640	16-11-414-011	17,690	16-11-415-004	7,279
16-11-412-003	133,122	16-11-413-008	44,132	16-11-414-012	3,728	16-11-415-005	EX
16-11-412-004	133,122	16-11-413-009	44,132	16-11-414-013	13,705	16-11-415-006	495
16-11-412-005	204,074	16-11-413-010	88,269	16-11-414-014	12,345	16-11-415-007	EX
16-11-412-021	66,912	16-11-413-011	44,139	16-11-414-015	1,955	16-11-415-008	13,007
16-11-412-022	54,724	16-11-413-012	44,237	16-11-414-016	15,355	16-11-415-009	13,980
16-11-412-023	EX	16-11-413-013	7,076	16-11-414-017	18,549	16-11-415-010	23,761
16-11-412-024	EX	16-11-413-014	271,661	16-11-414-018	96,038	16-11-415-011	11,732
16-11-412-025	8,033	16-11-413-015	60,425	16-11-414-019	11,540	16-11-415-012	5,395
16-11-412-026	3,486	16-11-413-016	29,793	16-11-414-020	12,216	16-11-415-013	5,467
16-11-412-027	2,982	16-11-413-017	6,490	16-11-414-021	5,347	16-11-415-014	3,741
16-11-412-028	2,954	16-11-413-020	1,114	16-11-414-022	16,306	16-11-415-015	1,870
16-11-412-029	2,923	16-11-413-021	12,456	16-11-414-023	20,844	16-11-415-016	EX
16-11-412-030	2,895	16-11-413-022	11,615	16-11-414-024	12,262	16-11-415-017	13,084
16-11-412-031	2,867	16-11-413-023	11,822	16-11-414-027	2,313	16-11-415-018	13,003
16-11-412-032	32,528	16-11-413-024*	11,333	16-11-414-028	6,967	16-11-415-019	12,515
16-11-412-033	42,650	16-11-413-025*	11,032	16-11-414-029	4,676	16-11-415-020	3,242
16-11-412-034	EX	16-11-413-026	EX	16-11-414-030	13,805	16-11-415-021	2,431
16-11-412-035	171,443	16-11-413-027	EX	16-11-414-031	12,107	16-11-415-022	10,701
16-11-412-036*	10,163	16-11-413-029	6,293	16-11-414-032	11,874	16-11-415-023	10,690
16-11-412-037	1,308	16-11-413-030	9,435	16-11-414-033	EX	16-11-415-024	10,682
16-11-412-038	EX	16-11-413-031	11,717	16-11-414-034	12,800	16-11-415-025	10,684
16-11-412-039	13,509	16-11-413-032	EX	16-11-414-035	16,687	16-11-415-026	10,666
16-11-412-040	11,272	16-11-413-033	45,889	16-11-414-036	12,268	16-11-415-027	10,651
16-11-412-041	11,780	16-11-413-034	46,059	16-11-414-037	11,913	16-11-415-028	3,309
16-11-412-042	3,024	16-11-413-035	EX	16-11-414-038	18,276	16-11-415-029	1,798
16-11-412-043	2,788	16-11-413-036	12,027	16-11-414-039	15,427	16-11-415-030	11,891
16-11-412-044	2,014	16-11-413-037	17,032	16-11-414-040	20,888	16-11-415-031	12,722
16-11-412-045	35,541	16-11-413-038	23,591	16-11-414-041	12,931	16-11-415-032	12,853
16-11-412-046	57,059	16-11-413-039	17,513	16-11-414-042	13,668	16-11-415-033	16,402
16-11-412-047	347,138	16-11-413-040	18,701	16-11-414-043	13,424	16-11-415-034	5,637
16-11-412-048	10,167	16-11-413-041	20,685	16-11-414-044	12,885	16-11-415-035	11,745
16-11-412-049	EX	16-11-413-042	19,841	16-11-414-045	14,318	16-11-415-036	15,551
16-11-412-050	EX	16-11-413-043	15,386	16-11-414-046	2,762	16-11-415-037	15,715
16-11-412-051	EX	16-11-413-044	11,750	16-11-414-047	14,320	16-11-415-038	10,293
16-11-412-052	EX	16-11-413-045	1,541	16-11-414-048	12,650	16-11-415-039	EX
16-11-412-053	EX	16-11-413-046	1,541	16-11-414-049	1,726	16-11-415-069	240,552
16-11-412-054	2,716	16-11-413-047	11,811	16-11-414-050	3,176	16-11-415-070	EX
16-11-412-055	1,526	16-11-413-048	11,072	16-11-414-051	519	16-11-415-071	160,129
16-11-412-056	21,287	16-11-413-049	1,541	16-11-414-053	1,726	16-11-415-072	EX
16-11-412-057	604,397	16-11-413-050	EX	16-11-414-054	12,003	16-11-415-073	99,375
16-11-412-058	301,365	16-11-413-056	7,080	16-11-414-055	13,504	16-11-415-074	EX
16-11-412-060	EX	16-11-413-057	5,888	16-11-414-056	15,652	16-11-415-075	15,054
16-11-412-061	451,237	16-11-413-058	6,119	16-11-414-057	15,693	16-11-415-076	824
16-11-412-062	243,421	16-11-413-059	171,824	16-11-414-058	15,331	16-11-415-077	122,493
16-11-412-063	1,212,184	16-11-414-003	105,418	16-11-414-059	40,243	16-11-415-078	2,241
16-11-413-001	1,007,330	16-11-414-004	2,077	16-11-414-060	18,087	16-11-415-079	188,550
16-11-413-002	116,088	16-11-414-005	13,036	16-11-414-061	12,266	16-11-415-080	6,904
16-11-413-003	10,091	16-11-414-006	EX	16-11-414-062	13,930	16-12-324-001	4,765
16-11-413-004	28,313	16-11-414-007	EX	16-11-414-063	162,745	16-12-324-002	2,383
16-11-413-005	1,886	16-11-414-008	EX	16-11-415-001	24,502	16-12-324-003	2,383
		16-11-414-009	EX	16-11-415-002	12,925	16-12-324-004	4,672

HIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
12-324-005	24,975	16-12-325-023	8,478	16-12-326-034	12,177	16-12-328-001	7,028
12-324-006	2,287	16-12-325-024	1,020	16-12-326-035	7,551	16-12-328-002	7,346
12-324-007	EX	16-12-325-025	9,522	16-12-326-036	1,275	16-12-328-003	8,770
12-324-008	27,499	16-12-325-026	10,058	16-12-326-037	1,384	16-12-328-004	5,073
12-324-009	2,332	16-12-325-027	6,607	16-12-326-038	EX	16-12-328-005	5,073
12-324-010	13,494	16-12-325-028	1,020	16-12-326-040	1,404	16-12-328-006	7,377
12-324-011	12,874	16-12-325-029	11,087	16-12-326-042	11,290	16-12-328-007	10,145
12-324-012	2,125	16-12-325-030	9,714	16-12-326-043	3,034	16-12-328-008	22,438
12-324-013	2,396	16-12-325-031	5,583	16-12-326-044	6,126	16-12-328-009	2,997
12-324-014	25,328	16-12-325-032	10,538	16-12-327-001	EX	16-12-328-010	13,007
12-324-015	11,900	16-12-325-033*	14,396	16-12-327-002	12,818	16-12-328-011	2,341
12-324-016	12,077	16-12-325-034	13,470	16-12-327-003	1,277	16-12-328-012	2,810
12-324-017	14,400	16-12-325-035	11,621	16-12-327-004	89,746	16-12-328-013	8,901
12-324-018	5,552	16-12-325-036	9,443	16-12-327-005	EX	16-12-328-014	2,904
12-324-019	101,108	16-12-325-037	1,275	16-12-327-006*	11,235	16-12-328-015	EX
12-324-020	13,079	16-12-325-038	1,275	16-12-327-007	11,076	16-12-328-016	EX
12-324-021*	15,715	16-12-325-039	20,635	16-12-327-008	1,277	16-12-328-018	15,283
12-324-022	2,132	16-12-325-040	14,019	16-12-327-009	EX	16-12-328-019	92,046
12-324-023	19,543	16-12-325-041	10,265	16-12-327-010	13,278	16-12-328-020	57,765
12-324-024*	EX	16-12-325-042	9,535	16-12-327-011	15,159	16-12-328-021	57,765
12-324-025	19,817	16-12-325-043	2,032	16-12-327-012	1,624	16-12-328-022	93,686
12-324-026	2,540	16-12-325-044	EX	16-12-327-013	19,107	16-12-328-023	EX
12-324-027	19,270	16-12-325-045	462	16-12-327-014	18,815	16-12-328-024	1,197
12-324-028	20,011	16-12-326-001	1,212	16-12-327-015	18,658	16-12-329-001	10,069
12-324-029	17	16-12-326-002	EX	16-12-327-016	96,949	16-12-329-002	8,593
12-324-030	EX	16-12-326-003	1,818	16-12-327-017	24,003	16-12-329-003	7,329
12-324-031	EX	16-12-326-004	1,818	16-12-327-018	10,435	16-12-329-004	6,899
12-324-032	EX	16-12-326-005	3,638	16-12-327-019	7,745	16-12-329-005	7,329
12-324-033*	10,699	16-12-326-006	12,375	16-12-327-020	8,850	16-12-329-006	6,690
12-324-034*	13,265	16-12-326-007	639	16-12-327-021	7,745	16-12-329-007	7,750
12-324-035	10,882	16-12-326-008	2,234	16-12-327-022	1,195	16-12-329-008	6,899
12-324-036	4,493	16-12-326-009	15,545	16-12-327-023	7,745	16-12-329-009	7,329
12-324-037	124,071	16-12-326-010	11,985	16-12-327-024*	9,286	16-12-329-010	6,899
12-325-001	14,350	16-12-326-011	EX	16-12-327-025	8,591	16-12-329-011	8,630
12-325-002	22,276	16-12-326-012	12,920	16-12-327-026	9,572	16-12-329-012	12,837
12-325-003	14,230	16-12-326-013	1,818	16-12-327-027	9,132	16-12-329-013	12,090
12-325-004	EX	16-12-326-014	EX	16-12-327-028	9,260	16-12-329-014	11,220
12-325-005	2,825	16-12-326-015	EX	16-12-327-031	14,298	16-12-329-015	12,648
12-325-006	1,883	16-12-326-016	EX	16-12-327-032	12,966	16-12-329-016	5,589
12-325-007	EX	16-12-326-017	12,715	16-12-327-033	7,760	16-12-329-017	11,994
12-325-008	EX	16-12-326-018	12,227	16-12-327-034	8,114	16-12-329-018	14,198
12-325-009	19,756	16-12-326-019	2,529	16-12-327-035	7,623	16-12-329-019	10,208
12-325-010	1,886	16-12-326-020	EX	16-12-327-036	7,645	16-12-329-020	2,077
12-325-011	1,413	16-12-326-021	EX	16-12-327-037	8,072	16-12-329-021	13,629
12-325-012	1,413	16-12-326-022*	11,458	16-12-327-038	8,068	16-12-329-022	13,803
12-325-013	EX	16-12-326-023	11,170	16-12-327-039	9,262	16-12-329-023*	9,792
12-325-014	565	16-12-326-024	14,352	16-12-327-040	8,131	16-12-329-024	9,539
12-325-015	EX	16-12-326-025	11,466	16-12-327-041	7,056	16-12-329-025	EX
12-325-016	11,950	16-12-326-026	10,507	16-12-327-042	9,738	16-12-329-026	75,039
12-325-017	EX	16-12-326-027	10,686	16-12-327-043	7,536	16-12-329-027	75,139
12-325-018	EX	16-12-326-028	10,028	16-12-327-044	12,709	16-12-329-028	4,990
12-325-019	EX	16-12-326-029	1,020	16-12-327-045	11,700	16-12-329-029	4,990
12-325-020	2,413	16-12-326-030	9,990	16-12-327-046	14,459	16-12-329-030	6,690
12-325-022	5,084	16-12-326-031*	10,644	16-12-327-047	20,931	16-12-329-031	13,387

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-12-329-032	50,606	16-12-330-046	14,568	16-12-331-047	1,138	16-12-423-003	1,349
16-12-329-033	45,946	16-12-330-047	2,134	16-12-331-048	1,138	16-12-423-004	1,349
16-12-329-034	2,697	16-12-330-048*	18,625	16-12-421-001	5,467	16-12-423-005*	4,687
16-12-329-035	2,697	16-12-330-049*	15,323	16-12-421-002	7,187	16-12-423-006	2,960
16-12-329-036	2,697	16-12-330-050*	15,085	16-12-421-003	5,781	16-12-423-009	1,485
16-12-329-037	39,831	16-12-330-051*	14,738	16-12-421-004	5,609	16-12-423-010	EX
16-12-329-038	2,697	16-12-330-052*	14,738	16-12-421-005	5,186	16-12-423-011	1,485
16-12-329-039	2,697	16-12-330-053	9,816	16-12-421-006	6,784	16-12-423-012	3,708
16-12-329-040	2,697	16-12-330-054	9,644	16-12-421-007	5,609	16-12-423-013	3,460
16-12-329-046	91,981	16-12-331-001	15,907	16-12-421-008	5,772	16-12-423-014	6,987
16-12-330-001	EX	16-12-331-002	11,619	16-12-421-009*	8,855	16-12-423-015	1,729
16-12-330-002	EX	16-12-331-003	7,662	16-12-421-010*	9,204	16-12-423-016	1,873
16-12-330-003	15,011	16-12-331-004	6,173	16-12-421-011	5,770	16-12-423-017	3,531
16-12-330-004	1,480	16-12-331-005	6,603	16-12-421-012	5,857	16-12-423-018	4,007
16-12-330-005	11,165	16-12-331-006	6,980	16-12-421-013	4,031	16-12-423-019	11,771
16-12-330-006	EX	16-12-331-007	11,586	16-12-421-014	7,817	16-12-423-020	3,880
16-12-330-007	1,480	16-12-331-008	11,458	16-12-421-015	EX	16-12-423-021	3,880
16-12-330-008	1,543	16-12-331-009	8,373	16-12-421-016	EX	16-12-423-022	4,504
16-12-330-009	12,609	16-12-331-010	9,616	16-12-421-017	6,775	16-12-423-023	315,652
16-12-330-010	9,783	16-12-331-011	9,831	16-12-421-018	EX	16-12-423-024	1,602
16-12-330-011	12,912	16-12-331-012	7,032	16-12-421-019	377	16-12-423-025	1,336
16-12-330-012	10,682	16-12-331-013	8,752	16-12-421-020	1,295	16-12-423-026	432
16-12-330-013	5,012	16-12-331-014	7,464	16-12-421-021	647	16-12-423-027	429
16-12-330-014	12,094	16-12-331-015	7,464	16-12-421-023*	7,322	16-12-423-029	RR
16-12-330-015	10,688	16-12-331-016	10,688	16-12-421-024	EX	16-12-423-030	RR
16-12-330-016	10,995	16-12-331-017	1,421	16-12-421-025*	5,875	16-12-423-031	1,234
16-12-330-017	9,860	16-12-331-018	10,054	16-12-421-026	5,552	16-12-423-032	1,234
16-12-330-018	9,831	16-12-331-019	10,012	16-12-421-027	EX	16-12-423-033	1,234
16-12-330-019	11,294	16-12-331-020	1,419	16-12-421-028	5,655	16-12-423-034	1,234
16-12-330-020	12,901	16-12-331-021	EX	16-12-421-029	5,655	16-12-423-035	1,234
16-12-330-021	8,955	16-12-331-022	1,059	16-12-421-030	6,664	16-12-423-036	1,234
16-12-330-022	EX	16-12-331-023	12,818	16-12-421-031	5,609	16-12-423-037	1,234
16-12-330-023	12,266	16-12-331-024	9,792	16-12-421-032	6,328	16-12-423-038	3,636
16-12-330-025	1,247	16-12-331-025	1,421	16-12-421-033	5,873	16-12-423-039	1,729
16-12-330-026	223,289	16-12-331-026	NSN	16-12-421-034	5,879	16-12-423-040	1,729
16-12-330-027	22,372	16-12-331-027	5,121	16-12-421-035	8,037	16-12-423-041	1,729
16-12-330-028	22,372	16-12-331-028	2,559	16-12-421-036	5,260	16-12-423-042	5,685
16-12-330-029	18,980	16-12-331-029	2,559	16-12-421-037	5,657	16-12-423-043	1,378
16-12-330-030	15,898	16-12-331-030	76,940	16-12-421-038	5,260	16-12-423-044*	3,782
16-12-330-031	6,278	16-12-331-031	31,212	16-12-421-039	5,260	16-12-423-045	1,729
16-12-330-032	3,368	16-12-331-032	2,666	16-12-421-040	5,522	16-12-423-046	103,748
16-12-330-033	4,693	16-12-331-033	17,518	16-12-421-041*	7,113	16-12-423-047	1,729
16-12-330-034	5,312	16-12-331-034	5,121	16-12-421-042	6,442	16-12-423-048	1,729
16-12-330-035	5,312	16-12-331-035	2,559	16-12-421-043	6,557	16-12-423-049	6,895
16-12-330-036	5,312	16-12-331-036	2,559	16-12-421-044	2,280	16-12-423-050	4,630
16-12-330-037	EX	16-12-331-037	2,559	16-12-421-045	EX	16-12-423-051	4,630
16-12-330-038	22,830	16-12-331-038	2,088	16-12-421-046	1,376	16-12-423-052	1,729
16-12-330-039	22,089	16-12-331-039	2,064	16-12-421-047	33,324	16-12-423-053	1,729
16-12-330-040	2,134	16-12-331-040	2,060	16-12-422-001	4,351	16-12-423-054	3,917
16-12-330-041	EX	16-12-331-042	2,666	16-12-422-030	EX	16-12-423-055	23,161
16-12-330-042	15,072	16-12-331-043	57,514	16-12-422-031	EX	16-12-423-056	5,254
16-12-330-043	15,072	16-12-331-044	19,272	16-12-422-032	EX	16-12-423-057	3,917
16-12-330-044	14,682	16-12-331-045	2,060	16-12-422-033	EX	16-12-423-059	7,715
16-12-330-045	EX	16-12-331-046	2,097	16-12-423-001	289,212	16-12-423-060	74,474

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-12-423-061	1,014	16-12-425-035	2,418	16-12-427-011	EX	16-12-428-007	1,805
16-12-423-062	11,307	16-12-425-036	2,418	16-12-427-012	1,729	16-12-428-008	1,805
16-12-423-063	EX	16-12-425-037	2,446	16-12-427-013	1,729	16-12-428-009	6,315
16-12-423-064-6001	EX	16-12-425-038	2,827	16-12-427-014	4,046	16-12-428-010	6,422
16-12-424-001	10,450	16-12-425-039	1,561	16-12-427-015	3,451	16-12-428-011	EX
16-12-424-002	5,982	16-12-425-040	1,029	16-12-427-016	5,478	16-12-428-012	EX
16-12-424-004	1,766	16-12-425-041	10,370	16-12-427-017	1,729	16-12-428-013	EX
16-12-424-005	1,729	16-12-425-042	2,609	16-12-427-018	EX	16-12-428-014	EX
16-12-424-006	6,919	16-12-425-043	2,592	16-12-427-019	EX	16-12-428-015	4,072
16-12-424-009	1,801	16-12-425-044	2,710	16-12-427-020	7,300	16-12-428-016	1,301
16-12-424-010	1,801	16-12-425-045	2,592	16-12-427-021	7,300	16-12-428-018	6,939
16-12-424-011	6,703	16-12-425-051	4,863	16-12-427-022	6,017	16-12-428-019	7,994
16-12-424-012	6,727	16-12-425-053	4,920	16-12-427-023	3,274	16-12-428-020	3,468
16-12-424-013	EX	16-12-425-054	10,134	16-12-427-024	EX	16-12-428-021	3,468
16-12-424-014	EX	16-12-425-055	5,302	16-12-427-025	EX	16-12-428-022	3,614
16-12-424-015	EX	16-12-425-056	EX	16-12-427-026	EX	16-12-428-023	3,614
16-12-424-016	EX	16-12-425-057	EX	16-12-427-028	11,412	16-12-428-024	3,614
16-12-424-017	EX	16-12-426-003	1,498	16-12-427-029	RR	16-12-428-025	3,614
16-12-424-018	8,118	16-12-426-004	1,419	16-12-427-030	RR	16-12-428-026	3,614
16-12-424-019	7,978	16-12-426-005	6,396	16-12-427-035	26,750	16-12-428-027	30,122
16-12-424-020	183,055	16-12-426-006	6,453	16-12-427-036	42,044	16-12-428-028	87,235
16-12-424-021	4,770	16-12-426-007	5,783	16-12-427-037	18,148	16-12-428-031	17,470
16-12-425-001	10,812	16-12-426-008	6,468	16-12-427-038	5,764	16-12-428-032	1,772
16-12-425-002	17	16-12-426-009	5,825	16-12-427-039	29,642	16-12-428-033	3,403
16-12-425-003	5,796	16-12-426-010	1,090	16-12-427-040	5,764	16-12-428-034	3,468
16-12-425-004	6,250	16-12-426-011	5,064	16-12-427-041	EX	16-12-428-035	5,349
16-12-425-005	6,640	16-12-426-012	6,420	16-12-427-042	EX	16-12-500-001	EX
16-12-425-006	6,121	16-12-426-013	6,359	16-12-427-043	EX	16-13-100-001	337,490
16-12-425-007	5,962	16-12-426-014	6,960	16-12-427-044	EX	16-13-100-002	EX
16-12-425-008	5,147	16-12-426-015	1,498	16-12-427-049	66,711	16-13-100-003	EX
16-12-425-009	5,827	16-12-426-016	1,498	16-12-427-050	24,929	16-13-100-004	108,568
16-12-425-010	5,940	16-12-426-017	19,107	16-12-427-051	711	16-13-100-005	84,515
16-12-425-011	5,199	16-12-426-018	5,424	16-12-427-052	711	16-13-100-006	2,448
16-12-425-012	EX	16-12-426-019	5,424	16-12-427-053	EX	16-13-100-007	2,448
16-12-425-013	4,866	16-12-426-020	5,424	16-12-427-054	946	16-13-100-008	89,993
16-12-425-014	5,733	16-12-426-021	6,267	16-12-427-055	948	16-13-100-011	108,084
16-12-425-017	4,615	16-12-426-022	92,944	16-12-427-056	937	16-13-100-012	54,432
16-12-425-018	5,513	16-12-426-023	39,323	16-12-427-057	EX	16-13-100-014	2,972
16-12-425-019	4,626	16-12-426-024	39,611	16-12-427-058	EX	16-13-100-015	3,148
16-12-425-020	5,262	16-12-426-025	2,997	16-12-427-059	EX	16-13-100-016	9,844
16-12-425-021	6,069	16-12-426-026	23,994	16-12-427-060	52,969	16-13-100-019	3,701
16-12-425-022	6,841	16-12-426-027	6,099	16-12-427-061-8001	EX	16-13-100-020	2,705
16-12-425-023	6,760	16-12-426-028	EX	16-12-427-061-8002	5,740	16-13-100-021	2,134
16-12-425-024	6,156	16-12-426-029	EX	16-12-427-062	288	16-13-100-022	1,766
16-12-425-025	6,178	16-12-426-030	5,476	16-12-427-063	2,485	16-13-100-023	EX
16-12-425-026*	5,766	16-12-426-031	EX	16-12-427-064	3,122	16-13-100-024	EX
16-12-425-027	6,235	16-12-426-032	EX	16-12-427-065	6,827	16-13-100-025	EX
16-12-425-028	5,742	16-12-426-033	EX	16-12-427-066	5,450	16-13-100-026	EX
16-12-425-029	824	16-12-427-003	RR	16-12-427-067	5,256	16-13-100-027	2,005
16-12-425-030	31,526	16-12-427-004	RR	16-12-428-002	1,733	16-13-100-028	2,165
16-12-425-031	6,538	16-12-427-005	NSN	16-12-428-003	1,733	16-13-100-029	1,835
16-12-425-032	34,198	16-12-427-006	NSN	16-12-428-004	EX	16-13-100-030	2,045
16-12-425-033	2,418	16-12-427-007	EX	16-12-428-005	1,733	16-13-100-031	2,045
16-12-425-034	2,418	16-12-427-010	1,214	16-12-428-006	1,805	16-13-100-032	2,045

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV						
16-13-100-033	3,673	16-13-101-025	EX	16-13-103-006	EX	16-13-104-015	684
16-13-100-034	1,835	16-13-101-026	861	16-13-103-007	17,648	16-13-104-016	EX
16-13-100-035	1,835	16-13-101-027	2,535	16-13-103-008	5,901	16-13-104-017	EX
16-13-100-036	2,053	16-13-101-028	EX	16-13-103-009	5,827	16-13-104-018	EX
16-13-100-037	2,003	16-13-101-029*	2,476	16-13-103-010	23,011	16-13-104-019	549
16-13-100-038	1,975	16-13-101-030	6,030	16-13-103-011	26,078	16-13-104-020	EX
16-13-100-039	EX	16-13-101-031	2,771	16-13-103-012	6,906	16-13-104-021*	2,973
16-13-100-040	3,449	16-13-101-032	2,535	16-13-103-013	2,171	16-13-104-022	519
16-13-100-041	10,607	16-13-101-033	2,808	16-13-103-014	16,820	16-13-104-023*	2,232
16-13-100-042	8,536	16-13-101-034	EX	16-13-103-015	3,983	16-13-105-001	6,003
16-13-100-043	2,053	16-13-101-035	EX	16-13-103-016	22,512	16-13-105-002	347
16-13-100-044	2,053	16-13-101-036	EX	16-13-103-017*	3,381	16-13-105-003	EX
16-13-100-045	3,152	16-13-101-037	EX	16-13-103-018	2,374	16-13-105-004	14,481
16-13-100-046	2,686	16-13-101-038	831	16-13-103-019	5,448	16-13-105-005	EX
16-13-100-047	7,213	16-13-101-039	831	16-13-103-020	599	16-13-105-006	29,516
16-13-100-048	EX	16-13-101-040	EX	16-13-103-021	2,651	16-13-105-007	5,103
16-13-100-049	2,614	16-13-101-041	EX	16-13-103-022	2,932	16-13-106-001	5,761
16-13-100-050	3,401	16-13-102-001*	11,366	16-13-103-023*	2,932	16-13-106-002	2,178
16-13-100-051	2,991	16-13-102-002*	11,684	16-13-103-024	599	16-13-106-003	49,623
16-13-100-052	6,413	16-13-102-003	8,820	16-13-103-025*	2,374	16-13-106-004	3,026
16-13-100-053	981	16-13-102-004	1,929	16-13-103-026	2,374	16-13-106-005	3,115
16-13-100-054	7,416	16-13-102-005	1,929	16-13-103-027	2,374	16-13-106-006	5,302
16-13-100-055	5,881	16-13-102-006*	16,027	16-13-103-028	EX	16-13-106-007	5,376
16-13-100-056	14,427	16-13-102-007*	16,027	16-13-103-029	560	16-13-106-008	108,300
16-13-100-057	75,492	16-13-102-008	27,735	16-13-103-030	2,721	16-13-106-009	16,901
16-13-100-058	144,813	16-13-102-009	11,148	16-13-103-031	2,703	16-13-106-010	2,125
16-13-100-059	118,861	16-13-102-010	EX	16-13-103-032	7,082	16-13-106-011	2,928
16-13-100-060	179,615	16-13-102-011	831	16-13-103-033	EX	16-13-106-012	30,721
16-13-100-061	24,123	16-13-102-012	EX	16-13-103-034	639	16-13-106-013	12,369
16-13-100-062	EX	16-13-102-013	6,429	16-13-103-035	7,200	16-13-106-014	16,838
16-13-101-001	3,861	16-13-102-014	EX	16-13-103-036	3,991	16-13-106-015	EX
16-13-101-002	1,929	16-13-102-015	831	16-13-103-037	7,516	16-13-106-016	6,370
16-13-101-003	1,929	16-13-102-016	831	16-13-103-038	EX	16-13-106-017	3,024
16-13-101-004	1,929	16-13-102-017	831	16-13-103-039	EX	16-13-106-018	3,252
16-13-101-005	3,861	16-13-102-018	831	16-13-103-040	EX	16-13-106-019	5,838
16-13-101-006	15,109	16-13-102-019	6,160	16-13-103-041	EX	16-13-106-020	1,781
16-13-101-007	2,470	16-13-102-020	831	16-13-103-042	EX	16-13-106-021	EX
16-13-101-008	EX	16-13-102-023	6,160	16-13-103-043	EX	16-13-106-022	27,103
16-13-101-009	4,667	16-13-102-024	711	16-13-103-046	13,337	16-13-106-025	EX
16-13-101-010	EX	16-13-102-025	EX	16-13-103-047	141,347	16-13-106-026	6,557
16-13-101-011	3,039	16-13-102-026	711	16-13-104-001*	4,580	16-13-106-027*	5,733
16-13-101-012	1,349	16-13-102-027	EX	16-13-104-002	791	16-13-106-028	5,345
16-13-101-013*	5,648	16-13-102-028	EX	16-13-104-003	791	16-13-106-029*	5,733
16-13-101-014	2,690	16-13-102-029*	2,823	16-13-104-004	791	16-13-106-030	898
16-13-101-015	EX	16-13-102-030*	1,694	16-13-104-005	EX	16-13-106-031	46,517
16-13-101-016	EX	16-13-102-031	495	16-13-104-006	950	16-13-107-001	3,800
16-13-101-017	1,293	16-13-102-032	678	16-13-104-007	726	16-13-107-002	1,899
16-13-101-018	5,681	16-13-102-033	678	16-13-104-008	693	16-13-107-003	9,759
16-13-101-019	4,403	16-13-102-034	2,468	16-13-104-009	661	16-13-107-005	8,369
16-13-101-020*	2,413	16-13-102-035	4,883	16-13-104-010	619	16-13-107-006	7,545
16-13-101-021	1,264	16-13-102-036	678	16-13-104-011	584	16-13-107-007	EX
16-13-101-022	898	16-13-102-037	863	16-13-104-012	549	16-13-107-008	5,400
16-13-101-023	898	16-13-102-038	EX	16-13-104-013	EX	16-13-107-009	EX
16-13-101-024	EX	16-13-103-005	18,684	16-13-104-014*	2,603	16-13-107-010	9,640

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PTNs w/housing units that may be subject to displacement

PIN	1998 EAV						
16-13-107-011	7,704	16-13-108-004	EX	16-13-109-009	8,883	16-13-110-018	EX
16-13-107-012	4,225	16-13-108-005	EX	16-13-109-010	8,901	16-13-110-019	EX
16-13-107-013	EX	16-13-108-006	EX	16-13-109-011	1,190	16-13-110-020	EX
16-13-107-014	1,384	16-13-108-007	1,469	16-13-109-012	7,318	16-13-110-021	682
16-13-107-015	EX	16-13-108-008	1,469	16-13-109-013	EX	16-13-110-022	3,625
16-13-107-016	1,384	16-13-108-009	1,469	16-13-109-014	EX	16-13-110-023	3,930
16-13-107-017	5,068	16-13-108-010	7,207	16-13-109-015	892	16-13-110-024	3,401
16-13-107-018	1,384	16-13-108-011	1,469	16-13-109-016	892	16-13-110-025	5,190
16-13-107-019	EX	16-13-108-012	EX	16-13-109-017	12,401	16-13-110-026	11,192
16-13-107-020	52	16-13-108-013	1,469	16-13-109-018	11,750	16-13-110-027	8,253
16-13-107-021	10,895	16-13-108-014	EX	16-13-109-019	42,070	16-13-110-028	8,447
16-13-107-022	8,109	16-13-108-015	1,175	16-13-109-020	8,295	16-13-110-029	7,072
16-13-107-023	7,362	16-13-108-016	3,867	16-13-109-021	1,190	16-13-110-030	7,041
16-13-107-024	8,366	16-13-108-017	4,325	16-13-109-022	12,735	16-13-110-031	EX
16-13-107-025	EX	16-13-108-018	8,471	16-13-109-023	7,876	16-13-110-032	EX
16-13-107-026	6,904	16-13-108-019	8,414	16-13-109-024	1,190	16-13-110-033	3,983
16-13-107-027*	7,189	16-13-108-020	3,183	16-13-109-025	865	16-13-110-034	8,589
16-13-107-028*	11,981	16-13-108-021	EX	16-13-109-026	9,036	16-13-110-035	7,595
16-13-107-029*	7,710	16-13-108-022	528	16-13-109-027	7,978	16-13-110-036	9,476
16-13-107-030	EX	16-13-108-023	528	16-13-109-028	9,269	16-13-110-037	7,569
16-13-107-031	1,487	16-13-108-024	3,514	16-13-109-029	14,682	16-13-110-038	7,708
16-13-107-032*	9,127	16-13-108-025	EX	16-13-109-030	11,885	16-13-110-039	3,710
16-13-107-033	6,670	16-13-108-027	4,321	16-13-109-031	8,277	16-13-110-040	837
16-13-107-034	2,627	16-13-108-028	4,336	16-13-109-032	1,190	16-13-110-041	12,083
16-13-107-035	3,285	16-13-108-029	4,493	16-13-109-033	8,663	16-13-110-042	EX
16-13-107-036	16,519	16-13-108-030*	4,133	16-13-109-034	8,868	16-13-110-043	4,896
16-13-107-037*	30,673	16-13-108-031	722	16-13-109-035	9,339	16-13-110-044	EX
16-13-107-038	13,496	16-13-108-032*	5,177	16-13-109-037	13,627	16-13-110-045	3,919
16-13-107-039	1,794	16-13-108-033	4,774	16-13-109-038	1,310	16-13-110-046	7,516
16-13-107-040*	27,996	16-13-108-034	6,548	16-13-109-039	8,214	16-13-110-047	8,005
16-13-107-041	EX	16-13-108-035	10,492	16-13-109-040	26,911	16-13-110-048	4,576
16-13-107-042	EX	16-13-108-036	7,379	16-13-109-041	264,583	16-13-110-049	1,199
16-13-107-043	EX	16-13-108-037	EX	16-13-109-043	EX	16-13-110-050	8,138
16-13-107-044	831	16-13-108-038	EX	16-13-109-045	11,724	16-13-110-051	7,538
16-13-107-045*	3,551	16-13-108-039	1,199	16-13-109-046	EX	16-13-110-052*	7,388
16-13-107-046*	3,542	16-13-108-040	9,073	16-13-109-047	1,299	16-13-110-053	833
16-13-107-047*	3,425	16-13-108-041	6,912	16-13-109-048	EX	16-13-110-054	EX
16-13-107-048	EX	16-13-108-042	8,630	16-13-109-049*	9,810	16-13-110-055	EX
16-13-107-049	937	16-13-108-043	5,509	16-13-110-001	8,504	16-13-110-056	4,188
16-13-107-050	EX	16-13-108-044*	9,703	16-13-110-002	730	16-13-110-057	4,105
16-13-107-051	EX	16-13-108-045	9,703	16-13-110-004	1,199	16-13-111-001	9,064
16-13-107-052	72	16-13-108-046	10,459	16-13-110-005	EX	16-13-111-002	9,007
16-13-107-053	848	16-13-108-048	4,709	16-13-110-006	1,199	16-13-111-003	7,641
16-13-107-054	16,029	16-13-108-049	787	16-13-110-007	7,335	16-13-111-004	10,926
16-13-107-055	6,278	16-13-108-050	EX	16-13-110-008	EX	16-13-111-005	9,241
16-13-107-056	EX	16-13-108-051	9,077	16-13-110-009	7,176	16-13-111-006	1,190
16-13-107-057	EX	16-13-109-001	EX	16-13-110-010	3,401	16-13-111-007	9,256
16-13-107-058	933	16-13-109-002	1,190	16-13-110-011	3,643	16-13-111-008	9,363
16-13-107-059	11,222	16-13-109-003	1,190	16-13-110-012	3,464	16-13-111-009	8,920
16-13-107-060	11,222	16-13-109-004	9,426	16-13-110-013	3,464	16-13-111-010	9,090
16-13-107-061	11,222	16-13-109-005	9,299	16-13-110-014	3,464	16-13-111-011	9,823
16-13-107-062	11,222	16-13-109-006	6,834	16-13-110-015	3,464	16-13-111-012	9,467
16-13-107-063	11,872	16-13-109-007	865	16-13-110-016	EX	16-13-111-013	6,300
16-13-108-003	34,907	16-13-109-008	10,518	16-13-110-017	7,651	16-13-111-014	7,484

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
5-13-111-015	EX	16-13-113-007	2,566	16-13-114-021	1,151	16-13-115-030*	8,220
6-13-111-016	8,983	16-13-113-008	1,726	16-13-114-022	2,980	16-13-115-031	8,194
16-13-111-017	1,190	16-13-113-009	2,915	16-13-114-023	EX	16-13-115-032	8,768
16-13-111-018	2,208	16-13-113-010	1,726	16-13-114-024	844	16-13-115-033*	8,192
16-13-111-019	EX	16-13-113-011	EX	16-13-114-025	EX	16-13-115-034	EX
16-13-111-020	EX	16-13-113-012	1,744	16-13-114-026	1,142	16-13-115-035	8,120
16-13-111-021	EX	16-13-113-013	2,919	16-13-114-027	7,294	16-13-115-036	EX
16-13-111-022	2,814	16-13-113-014	3,013	16-13-114-028*	7,074	16-13-115-037	8,240
16-13-111-023	124,897	16-13-113-015	3,063	16-13-114-029	1,142	16-13-115-038	8,687
16-13-111-024	8,914	16-13-113-016	3,013	16-13-114-030	1,142	16-13-115-039	8,382
16-13-111-025	8,776	16-13-113-017	804	16-13-114-031	3,619	16-13-115-040	2,075
16-13-111-026	8,922	16-13-113-018	804	16-13-114-032	1,142	16-13-115-041	2,147
16-13-111-027	10,250	16-13-113-019	10,433	16-13-114-033	1,151	16-13-115-042	EX
16-13-111-028	8,972	16-13-113-020	EX	16-13-114-034	6,154	16-13-115-043	EX
16-13-111-029	10,533	16-13-113-021	1,199	16-13-114-035	1,151	16-13-115-044	2,792
16-13-111-030	EX	16-13-113-022	1,151	16-13-114-036	1,151	16-13-115-045	65,977
6-13-111-031	8,914	16-13-113-023	EX	16-13-114-037	4,456	16-13-115-046	EX
16-13-111-032	1,190	16-13-113-024	8,000	16-13-114-038	8,942	16-13-115-047*	13,021
16-13-111-033	2,383	16-13-113-025	EX	16-13-114-039	EX	16-13-115-048	8,172
16-13-111-034	6,267	16-13-113-026	8,626	16-13-114-040	8,696	16-13-115-049	3,228
6-13-111-035	164,800	16-13-113-027	3,148	16-13-114-041	8,576	16-13-115-050	3,311
6-13-112-001	EX	16-13-113-028	EX	16-13-114-042	8,506	16-13-115-052	8,290
6-13-112-002	5,561	16-13-113-029	2,380	16-13-114-043	2,792	16-13-115-053	5,836
6-13-112-003	3,473	16-13-113-030	9,228	16-13-114-044	EX	16-13-116-001	9,369
6-13-112-004	3,782	16-13-113-031	1,151	16-13-114-045*	7,566	16-13-116-002	9,620
6-13-112-005	3,473	16-13-113-032	5,995	16-13-114-046	7,235	16-13-116-003	6,904
6-13-112-006	3,473	16-13-113-033	7,239	16-13-114-047	872	16-13-116-004	5,358
5-13-112-007	3,664	16-13-113-034	7,717	16-13-115-001	39,894	16-13-116-005	7,553
5-13-112-008	3,664	16-13-113-035	6,326	16-13-115-002	1,798	16-13-116-006	8,164
5-13-112-009	3,664	16-13-113-036	1,151	16-13-115-003	12,399	16-13-116-007	1,123
5-13-112-010	3,664	16-13-113-037	7,444	16-13-115-004	EX	16-13-116-008	1,123
5-13-112-011	EX	16-13-113-038	2,350	16-13-115-005	28,953	16-13-116-009	9,254
5-13-112-012*	12,711	16-13-113-039	16,062	16-13-115-006	1,798	16-13-116-010	1,123
5-13-112-013	1,086	16-13-113-040	7,603	16-13-115-007	EX	16-13-116-014	EX
5-13-112-014*	13,191	16-13-114-001	8,467	16-13-115-008	EX	16-13-116-015	10,189
5-13-112-015	EX	16-13-114-002	3,324	16-13-115-009	23,273	16-13-116-016	9,476
5-13-112-016	1,086	16-13-114-003	EX	16-13-115-010	EX	16-13-116-017	19,331
5-13-112-017	EX	16-13-114-004	EX	16-13-115-011	EX	16-13-116-018	EX
5-13-112-018	6,542	16-13-114-005	1,798	16-13-115-012	1,768	16-13-116-019	EX
5-13-112-019	6,093	16-13-114-006	3,507	16-13-115-013	3,165	16-13-116-020	EX
5-13-112-020	6,581	16-13-114-007	EX	16-13-115-014	4,628	16-13-116-021	EX
5-13-112-021	6,093	16-13-114-008	1,798	16-13-115-015	7,518	16-13-116-022	EX
5-13-112-022	6,093	16-13-114-009	20,753	16-13-115-016	7,771	16-13-116-023	EX
5-13-112-023	4,028	16-13-114-010	18,098	16-13-115-017	1,151	16-13-116-024	17,845
5-13-112-024	872	16-13-114-011	EX	16-13-115-018	EX	16-13-116-025	6,555
5-13-112-025*	19,462	16-13-114-012	EX	16-13-115-019	EX	16-13-116-026	11,237
3-112-026	EX	16-13-114-013	EX	16-13-115-020	EX	16-13-116-027	1,171
3-112-027	824	16-13-114-014	EX	16-13-115-021	4,484	16-13-116-028	12,543
3-112-028	1,650	16-13-114-015	1,352	16-13-115-022	8,820	16-13-116-029	3,274
3-113-002	1,256	16-13-114-016	12,772	16-13-115-023	4,089	16-13-116-030	EX
3-113-003	1,256	16-13-114-017	4,427	16-13-115-024	8,617	16-13-116-031	11,233
3-113-004	1,726	16-13-114-018	EX	16-13-115-025	EX	16-13-116-032	9,947
3-113-005	1,726	16-13-114-019	EX	16-13-115-026	10,381	16-13-116-033	7,584
3-113-006	2,686	16-13-114-020	10,516	16-13-115-027	EX	16-13-116-034	EX

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-13-116-035	EX	16-13-119-020	9,759	16-13-121-007	1,199	16-13-122-027	1,798
16-13-116-036	EX	16-13-119-021	EX	16-13-121-008	8,772	16-13-122-028	EX
16-13-116-037	EX	16-13-119-022	EX	16-13-121-009	8,824	16-13-122-029	EX
16-13-116-038	EX	16-13-119-023	3,885	16-13-121-012	3,575	16-13-122-030	1,798
16-13-116-041	5,469	16-13-119-024	3,998	16-13-121-013	6,566	16-13-122-031	1,798
16-13-116-042	5,469	16-13-119-025	3,649	16-13-121-014	872	16-13-122-032	EX
16-13-116-043	5,469	16-13-119-026	1,201	16-13-121-015	7,021	16-13-122-033	18,799
16-13-116-044	10,841	16-13-119-027	1,201	16-13-121-016	5,805	16-13-122-034	835
16-13-116-045	412	16-13-119-028	4,534	16-13-121-017	8,687	16-13-122-035	75,501
16-13-116-046	412	16-13-119-029	1,229	16-13-121-018	EX	16-13-123-001	EX
16-13-116-047	412	16-13-119-030	11,819	16-13-121-019	EX	16-13-123-002	EX
16-13-116-048	425	16-13-119-031	EX	16-13-121-020	1,201	16-13-123-005	8,325
16-13-116-049	EX	16-13-119-032	EX	16-13-121-021	6,668	16-13-123-006	7,948
16-13-116-050	EX	16-13-119-033	EX	16-13-121-022	5,371	16-13-123-007	8,604
16-13-117-010	EX	16-13-119-034	EX	16-13-121-023*	7,736	16-13-123-008	7,719
16-13-117-017	8,255	16-13-119-035	1,469	16-13-121-024	10,549	16-13-123-009	7,922
16-13-117-018	8,652	16-13-119-036	20,262	16-13-121-025	7,992	16-13-123-010	3,660
16-13-117-019	22,473	16-13-119-037	1,469	16-13-121-026	20,330	16-13-123-011	8,133
16-13-117-020	EX	16-13-119-038	4,534	16-13-121-027	34,617	16-13-123-012	5,232
16-13-117-021	EX	16-13-120-001	22,331	16-13-121-028	4,892	16-13-123-015	EX
16-13-117-022	EX	16-13-120-002	9,293	16-13-121-029	4,168	16-13-123-016	1,201
16-13-117-023	EX	16-13-120-003*	14,577	16-13-121-030	4,168	16-13-123-017	EX
16-13-118-001	72,418	16-13-120-004	8,778	16-13-121-031	48,511	16-13-123-018	1,201
16-13-118-002	EX	16-13-120-005	1,199	16-13-121-032	44,544	16-13-123-019	7,850
16-13-118-003	EX	16-13-120-006	8,175	16-13-121-033	6,629	16-13-123-020	4,369
16-13-118-004	EX	16-13-120-007	6,662	16-13-121-034	6,629	16-13-123-021	8,829
16-13-118-005	EX	16-13-120-008	1,199	16-13-121-035	31,399	16-13-123-022	9,090
16-13-118-006	EX	16-13-120-009*	132,366	16-13-121-036	9,816	16-13-123-023	EX
16-13-118-007	EX	16-13-120-010	1,201	16-13-121-037	5,565	16-13-123-024	7,403
16-13-118-008	EX	16-13-120-011	1,201	16-13-121-038	6,485	16-13-123-025	EX
16-13-118-009	EX	16-13-120-012	1,201	16-13-121-039	EX	16-13-123-026	1,798
16-13-118-010	EX	16-13-120-013	6,865	16-13-122-002	9,140	16-13-123-027	EX
16-13-118-011	EX	16-13-120-014	6,865	16-13-122-003	2,398	16-13-123-028	1,798
16-13-118-012	EX	16-13-120-015	6,378	16-13-122-004	9,308	16-13-123-029	1,798
16-13-118-013	EX	16-13-120-016	6,378	16-13-122-005	EX	16-13-123-030	1,798
16-13-119-001	11,534	16-13-120-017	8,175	16-13-122-006	EX	16-13-123-031	EX
16-13-119-002	8,417	16-13-120-018	1,201	16-13-122-007	EX	16-13-123-032	1,798
16-13-119-003	10,498	16-13-120-019	3,948	16-13-122-008	EX	16-13-123-033	3,597
16-13-119-004	979	16-13-120-020	1,201	16-13-122-009	EX	16-13-123-034	2,398
16-13-119-005	8,988	16-13-120-021	25,200	16-13-122-010	2,564	16-13-123-035*	1,746
16-13-119-006	979	16-13-120-022	4,377	16-13-122-011	7,815	16-13-124-001	21,594
16-13-119-007	979	16-13-120-023	9,419	16-13-122-012	7,213	16-13-124-002	1,199
16-13-119-008	7,848	16-13-120-025	EX	16-13-122-013	8,334	16-13-124-003	8,351
16-13-119-009	7,954	16-13-120-026	13,415	16-13-122-014	8,750	16-13-124-004	7,013
16-13-119-010	10,145	16-13-120-027	7,344	16-13-122-015	8,310	16-13-124-005	15,118
16-13-119-011	10,769	16-13-120-032	EX	16-13-122-016	8,114	16-13-124-006	1,199
16-13-119-012	7,983	16-13-120-033	EX	16-13-122-017	872	16-13-124-007	7,641
16-13-119-013	4,445	16-13-120-036	127,125	16-13-122-018	5,243	16-13-124-008	8,244
16-13-119-014	11,144	16-13-121-001	2,088	16-13-122-019	9,962	16-13-124-009	7,595
16-13-119-015	1,201	16-13-121-002	EX	16-13-122-020	872	16-13-124-010	1,199
16-13-119-016	9,524	16-13-121-003	8,044	16-13-122-021	1,201	16-13-124-011	3,882
16-13-119-017	3,911	16-13-121-004	1,199	16-13-122-022	1,201	16-13-124-012	7,508
16-13-119-018	9,044	16-13-121-005	1,199	16-13-122-023	1,201	16-13-124-013	7,477
16-13-119-019	1,201	16-13-121-006	EX	16-13-122-026*	3,682	16-13-124-014	8,349

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
6-13-124-015	6,498	16-13-125-046	44	16-13-127-004	EX	16-13-128-033	EX
6-13-124-016	8,774	16-13-125-047	44	16-13-127-005	EX	16-13-128-034	EX
6-13-124-017	1,201	16-13-125-048	44	16-13-127-006	EX	16-13-128-035	EX
6-13-124-018	3,606	16-13-125-049	44	16-13-127-007	EX	16-13-128-036	EX
6-13-124-019	20,890	16-13-125-050	667	16-13-127-008	EX	16-13-128-037	EX
6-13-124-020	EX	16-13-125-051	41,815	16-13-127-009	EX	16-13-128-038	EX
6-13-124-021	13,470	16-13-125-052	4,573	16-13-127-010	EX	16-13-128-039	EX
6-13-124-022	EX	16-13-126-010	EX	16-13-127-011	EX	16-13-128-040	EX
6-13-124-023	EX	16-13-126-011	288	16-13-127-012	EX	16-13-128-041	EX
6-13-124-024	EX	16-13-126-012	EX	16-13-127-013	EX	16-13-128-042	EX
6-13-124-025	15,353	16-13-126-013	783	16-13-127-014	EX	16-13-128-043	EX
6-13-124-026	2,398	16-13-126-014	EX	16-13-127-017	EX	16-13-128-044	EX
6-13-124-027	2,398	16-13-126-015	783	16-13-127-018	EX	16-13-128-045	EX
6-13-124-028	EX	16-13-126-016	EX	16-13-127-021	EX	16-13-128-046	EX
6-13-124-029	2,398	16-13-126-017	783	16-13-127-022	EX	16-13-128-047	EX
6-13-124-030	39,766	16-13-126-018	EX	16-13-127-023	EX	16-13-128-048	1,149
6-13-124-031	11,680	16-13-126-019	EX	16-13-127-024	EX	16-13-128-049	EX
6-13-124-033	11,898	16-13-126-020	10,666	16-13-127-025	EX	16-13-128-050	EX
6-13-124-034	10,095	16-13-126-021	EX	16-13-127-028	EX	16-13-128-051	EX
6-13-125-001	65,290	16-13-126-022	EX	16-13-127-029	EX	16-13-128-052	1,149
6-13-125-002	50,456	16-13-126-023	EX	16-13-127-030	EX	16-13-128-053	1,149
6-13-125-003	EX	16-13-126-024	EX	16-13-127-035	EX	16-13-128-054	EX
6-13-125-004	4,179	16-13-126-025	EX	16-13-127-042	EX	16-13-128-055	1,149
6-13-125-005	1,184	16-13-126-026	EX	16-13-127-043	EX	16-13-128-056	1,149
6-13-125-016	150,478	16-13-126-027	EX	16-13-127-044	EX	16-13-128-057	1,149
6-13-125-017	EX	16-13-126-028	EX	16-13-127-045	EX	16-13-128-058	EX
6-13-125-018	EX	16-13-126-029	EX	16-13-127-046	EX	16-13-128-059	1,149
6-13-125-019	EX	16-13-126-030	11,340	16-13-127-047	RR	16-13-128-060	EX
6-13-125-020	EX	16-13-126-031	13,424	16-13-127-048	RR	16-13-128-061	1,057
6-13-125-021	EX	16-13-126-032	EX	16-13-127-049	EX	16-13-128-062	EX
6-13-125-022	EX	16-13-126-033	EX	16-13-127-050	1,868	16-13-128-063	1,149
6-13-125-023	EX	16-13-126-034	EX	16-13-127-051	EX	16-13-128-064	1,149
6-13-125-024	EX	16-13-126-035	EX	16-13-127-052	EX	16-13-128-065	1,149
6-13-125-025	EX	16-13-126-036	EX	16-13-127-053	EX	16-13-128-066	EX
6-13-125-026	EX	16-13-126-037	EX	16-13-127-054	EX	16-13-128-067	4,905
6-13-125-027	EX	16-13-126-038	EX	16-13-127-055	EX	16-13-128-068	EX
6-13-125-028	EX	16-13-126-039	EX	16-13-127-056	EX	16-13-128-069	9,812
6-13-125-029	EX	16-13-126-040	EX	16-13-127-057	EX	16-13-128-070	EX
6-13-125-030	EX	16-13-126-041	EX	16-13-127-058	EX	16-13-128-071	EX
6-13-125-031	EX	16-13-126-042	EX	16-13-127-059	EX	16-13-128-072	EX
6-13-125-032	EX	16-13-126-043	9,365	16-13-128-001	EX	16-13-128-073	EX
6-13-125-033	EX	16-13-126-044	EX	16-13-128-013	EX	16-13-128-074	EX
6-13-125-034	EX	16-13-126-045	EX	16-13-128-014	EX	16-13-128-075	EX
6-13-125-035	EX	16-13-126-046	EX	16-13-128-017	EX	16-13-128-076	EX
6-13-125-036	EX	16-13-126-047	EX	16-13-128-018	EX	16-13-129-001	EX
6-13-125-037	EX	16-13-126-048	EX	16-13-128-024	EX	16-13-129-002	EX
6-13-125-038	EX	16-13-126-049	EX	16-13-128-025	EX	16-13-129-003	EX
6-13-125-039	EX	16-13-126-050	RR	16-13-128-026	EX	16-13-129-004	EX
6-13-125-040	EX	16-13-126-051	EX	16-13-128-027	EX	16-13-129-005	EX
6-13-125-041	EX	16-13-126-052	EX	16-13-128-028	EX	16-13-129-006	EX
6-13-125-042	EX	16-13-126-053	EX	16-13-128-029	EX	16-13-129-007	EX
6-13-125-043	EX	16-13-126-054	EX	16-13-128-030	EX	16-13-129-008	EX
6-13-125-044	EX	16-13-126-055	EX	16-13-128-031	EX	16-13-129-009	EX
6-13-125-045	EX	16-13-127-001	3,244	16-13-128-032	EX	16-13-129-010	EX

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
16-13-129-011	EX	16-13-130-021	EX	16-13-132-019	3,854	16-13-200-039	EX
16-13-129-012	EX	16-13-130-022	EX	16-13-132-020	1,846	16-13-200-040	EX
16-13-129-013	EX	16-13-130-023	EX	16-13-132-021	1,846	16-13-201-001	6,834
16-13-129-014	EX	16-13-130-024	EX	16-13-132-022	1,846	16-13-201-002	EX
16-13-129-015	EX	16-13-130-025	EX	16-13-132-023	1,846	16-13-201-003	11,835
16-13-129-016	EX	16-13-130-040	EX	16-13-132-024	1,846	16-13-201-004	81,949
16-13-129-017	EX	16-13-130-041	EX	16-13-132-025	1,846	16-13-201-005	44,344
16-13-129-018	EX	16-13-130-042	EX	16-13-132-026	1,846	16-13-201-006	46,802
16-13-129-019	246	16-13-130-043	EX	16-13-132-027	EX	16-13-201-007	11,811
16-13-129-020	EX	16-13-130-044	EX	16-13-132-028	15,037	16-13-201-008	1,918
16-13-129-021	EX	16-13-130-045	EX	16-13-132-029	1,846	16-13-201-009	1,498
16-13-129-022	EX	16-13-130-046	EX	16-13-132-030	4,083	16-13-201-010	6,823
16-13-129-025	EX	16-13-130-047	EX	16-13-132-041	4,079	16-13-201-011	3,804
16-13-129-026	4,384	16-13-130-053	EX	16-13-132-042	13,352	16-13-201-012	1,417
16-13-129-027	4,541	16-13-130-056	EX	16-13-132-043	5,027	16-13-201-013	1,404
16-13-129-028	EX	16-13-130-057	EX	16-13-132-044	5,003	16-13-201-014	1,053
16-13-129-029	EX	16-13-131-001	EX	16-13-200-001	89,853	16-13-201-015	1,025
16-13-129-030	EX	16-13-131-002	EX	16-13-200-002	10,671	16-13-201-016	1,025
16-13-129-031	EX	16-13-131-003	EX	16-13-200-003	3,555	16-13-201-017	940
16-13-129-032	EX	16-13-131-004	EX	16-13-200-004	EX	16-13-201-018	2,400
16-13-129-033	EX	16-13-131-005	EX	16-13-200-005	EX	16-13-201-019	5,214
16-13-129-034	EX	16-13-131-009	EX	16-13-200-006	EX	16-13-201-020	935
16-13-129-035	EX	16-13-131-010	EX	16-13-200-007	EX	16-13-201-021	EX
16-13-129-036	EX	16-13-131-011	EX	16-13-200-008	EX	16-13-201-022	1,001
16-13-129-037	EX	16-13-131-012	EX	16-13-200-009	47,502	16-13-202-001	RR
16-13-129-041	EX	16-13-131-013	EX	16-13-200-010	69,491	16-13-202-002	61,730
16-13-129-042	EX	16-13-131-018	EX	16-13-200-011	37,457	16-13-202-003	16,397
16-13-129-043	EX	16-13-131-019	EX	16-13-200-012	24,175	16-13-202-004	2,962
16-13-129-044	EX	16-13-131-020	EX	16-13-200-013	6,230	16-13-202-005	2,962
16-13-129-045	EX	16-13-131-021	EX	16-13-200-014	6,230	16-13-202-006	5,927
16-13-129-046	EX	16-13-131-024	EX	16-13-200-015	6,230	16-13-202-007	8,892
6-13-129-047	EX	16-13-131-027	2,193	16-13-200-016	7,294	16-13-202-008	2,962
6-13-129-048	EX	16-13-131-028	2,038	16-13-200-017*	11,641	16-13-202-009	2,962
6-13-129-049	EX	16-13-131-039	EX	16-13-200-018*	6,836	16-13-202-010	EX
6-13-130-001	EX	16-13-131-040	EX	16-13-200-019	1,171	16-13-202-011	EX
6-13-130-002	EX	16-13-131-041	EX	16-13-200-020	5,999	16-13-202-012	EX
6-13-130-003	EX	16-13-131-042	EX	16-13-200-021*	6,708	16-13-202-013	EX
6-13-130-004	EX	16-13-131-043	EX	16-13-200-022	6,435	16-13-202-014	EX
5-13-130-005	EX	16-13-132-002	1,912	16-13-200-023	6,361	16-13-202-015	EX
5-13-130-006	EX	16-13-132-003	1,912	16-13-200-024	6,160	16-13-202-016	2,370
5-13-130-007	EX	16-13-132-004	9,411	16-13-200-025	7,126	16-13-202-017	EX
5-13-130-008	EX	16-13-132-005	1,912	16-13-200-026	6,747	16-13-202-018	EX
5-13-130-009	EX	16-13-132-006	10,551	16-13-200-027	7,351	16-13-202-019	EX
5-13-130-010	EX	16-13-132-007	2,832	16-13-200-028	7,577	16-13-202-020	994
5-13-130-011	EX	16-13-132-009	8,822	16-13-200-029	1,040	16-13-202-021	5,960
5-13-130-012	EX	16-13-132-010	9,450	16-13-200-030	8,175	16-13-202-022	EX
5-13-130-013	EX	16-13-132-011	6,579	16-13-200-031	6,758	16-13-202-023	940
5-13-130-014	EX	16-13-132-012	8,029	16-13-200-032	6,145	16-13-202-024	940
5-13-130-015	EX	16-13-132-013	7,540	16-13-200-033	1,251	16-13-202-025	942
5-13-130-016	EX	16-13-132-014	5,413	16-13-200-034	1,251	16-13-202-026	1,164
5-13-130-017	EX	16-13-132-015	8,203	16-13-200-035	6,437	16-13-202-027	1,164
5-13-130-018	EX	16-13-132-016	11,362	16-13-200-036	EX	16-13-202-028	EX
5-13-130-019	EX	16-13-132-017	31,109	16-13-200-037	EX	16-13-202-029	EX
5-13-130-020	EX	16-13-132-018	6,950	16-13-200-038	EX	16-13-202-030	5,788

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-13-202-031	EX	16-13-204-021	7,832	16-13-205-034	3,645	16-13-207-007	EX
16-13-202-032	940	16-13-204-022*	8,951	16-13-205-035	3,773	16-13-207-008	EX
16-13-202-033	940	16-13-204-023	6,027	16-13-205-036	4,630	16-13-207-009	EX
16-13-202-034	940	16-13-204-024	EX	16-13-205-037	4,610	16-13-207-010	EX
16-13-202-035	EX	16-13-204-025	8,153	16-13-205-038	7,082	16-13-207-011	EX
16-13-202-036	EX	16-13-204-026	7,311	16-13-205-039	7,082	16-13-207-012	EX
16-13-202-037	EX	16-13-204-027	7,017	16-13-205-040	5,988	16-13-207-013	EX
16-13-202-038	EX	16-13-204-028	6,548	16-13-205-041	6,206	16-13-207-043	EX
16-13-202-039	EX	16-13-204-029	6,538	16-13-205-042	EX	16-13-207-044	12,469
16-13-202-040	EX	16-13-204-030	6,662	16-13-206-002	4,327	16-13-207-045	12,469
6-13-202-041	13,494	16-13-204-031	8,770	16-13-206-005	4,604	16-13-207-046	6,636
6-13-203-001	25,827	16-13-204-032	7,340	16-13-206-006	EX	16-13-207-047	6,636
6-13-203-002	6,221	16-13-204-033	1,199	16-13-206-007	EX	16-13-207-048	7,348
6-13-203-003	3,111	16-13-204-034*	5,831	16-13-206-008	948	16-13-207-049	EX
6-13-203-004	3,675	16-13-204-035	7,115	16-13-206-009	948	16-13-207-050	EX
6-13-203-005	32,256	16-13-204-036	EX	16-13-206-010	1,184	16-13-207-053	EX
6-13-203-006	9,661	16-13-204-037	EX	16-13-206-011	1,096	16-13-207-054	EX
6-13-203-007	24,650	16-13-204-041	7,752	16-13-206-012	1,184	16-13-207-055	EX
6-13-203-008	14,488	16-13-204-042	6,947	16-13-206-013	4,794	16-13-207-056	EX
6-13-203-009	3,111	16-13-204-043	839	16-13-206-014	EX	16-13-207-057	EX
6-13-203-010	3,473	16-13-204-044	20,655	16-13-206-015	948	16-13-207-058	EX
6-13-203-011	3,473	16-13-204-045	EX	16-13-206-016	948	16-13-207-060	EX
6-13-203-012	3,473	16-13-204-046	EX	16-13-206-017	EX	16-13-208-001	2,374
6-13-203-013	3,473	16-13-204-047	EX	16-13-206-018	EX	16-13-208-002	2,374
6-13-203-014	5,790	16-13-205-001	110,037	16-13-206-019	EX	16-13-208-003	2,374
6-13-203-015	5,790	16-13-205-002	2,749	16-13-206-020	EX	16-13-208-004	EX
6-13-203-016	5,790	16-13-205-003	6,141	16-13-206-021	EX	16-13-208-005	7,093
6-13-203-017	5,790	16-13-205-004	6,500	16-13-206-022	EX	16-13-208-006	6,779
6-13-203-018	28,698	16-13-205-005	1,317	16-13-206-023	EX	16-13-208-007	1,247
6-13-203-019	47,480	16-13-205-006	4,146	16-13-206-024	EX	16-13-208-008	6,740
6-13-203-020	10,163	16-13-205-007	3,233	16-13-206-025	EX	16-13-208-009	8,733
6-13-203-021	2,561	16-13-205-008	108,500	16-13-206-026	EX	16-13-208-010	1,247
6-13-203-038	22,937	16-13-205-009	1,798	16-13-206-027	EX	16-13-208-011	1,247
6-13-203-044	EX	16-13-205-010	5,775	16-13-206-028	EX	16-13-208-012	1,295
6-13-203-046	48,555	16-13-205-011	6,485	16-13-206-029	EX	16-13-208-013	7,226
13-203-047	EX	16-13-205-012	3,688	16-13-206-043	EX	16-13-208-014	6,705
13-204-001	24,971	16-13-205-013	3,706	16-13-206-044	EX	16-13-208-015	1,347
13-204-003*	5,990	16-13-205-014	3,688	16-13-206-045	EX	16-13-208-016	1,151
13-204-004	4,076	16-13-205-015	5,387	16-13-206-046	EX	16-13-208-017	1,151
13-204-005	1,199	16-13-205-016	3,610	16-13-206-047	EX	16-13-208-018	5,770
13-204-006	1,822	16-13-205-017	3,577	16-13-206-048	EX	16-13-208-019	5,770
13-204-007	7,281	16-13-205-018*	3,688	16-13-206-049	EX	16-13-208-020	6,134
3-204-008	3,213	16-13-205-020	52,594	16-13-206-050	EX	16-13-208-021	6,457
3-204-009	142,951	16-13-205-021	6,132	16-13-206-051	EX	16-13-208-022	8,127
3-204-010	9,705	16-13-205-022	1,090	16-13-206-052	EX	16-13-208-023	EX
3-204-011	EX	16-13-205-025	32,123	16-13-206-053	EX	16-13-208-024	7,032
3-204-012	EX	16-13-205-026	1,378	16-13-206-055	EX	16-13-208-025	336
3-204-013	EX	16-13-205-027	EX	16-13-206-056	EX	16-13-208-026	36,376
3-204-014	EX	16-13-205-028	3,963	16-13-206-057	EX	16-13-208-027	EX
3-204-015	EX	16-13-205-029	3,645	16-13-206-058	EX	16-13-208-028	1,186
3-204-016	EX	16-13-205-030	3,645	16-13-206-059-6001	RR	16-13-208-029	1,186
3-204-017	EX	16-13-205-031	5,214	16-13-206-060	9,731	16-13-208-030	6,365
3-204-019	9,967	16-13-205-032	1,227	16-13-207-001	EX	16-13-208-031	1,247
3-204-020	7,736	16-13-205-033*	3,725	16-13-207-002	EX	16-13-208-032	4,377

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-13-208-033	7,767	16-13-209-038	2,402	16-13-211-011	EX	16-13-212-039	1,199
16-13-208-034	8,055	16-13-209-039	7,399	16-13-211-012	EX	16-13-212-040*	200,082
16-13-208-035	7,106	16-13-209-044	EX	16-13-211-013	EX	16-13-212-041	1,179
16-13-208-036	1,247	16-13-209-045	EX	16-13-211-014	EX	16-13-212-042	EX
16-13-208-037	1,247	16-13-209-046	4,951	16-13-211-015	EX	16-13-212-043	EX
16-13-208-038	EX	16-13-209-047	3,405	16-13-211-016	EX	16-13-212-044	1,199
16-13-208-039	9,472	16-13-209-048	161,424	16-13-211-017	EX	16-13-213-001	EX
16-13-208-040	4,151	16-13-210-001	EX	16-13-211-018	EX	16-13-213-002	EX
16-13-208-041	1,151	16-13-210-002	EX	16-13-211-019	EX	16-13-213-003	1,199
16-13-208-042	6,429	16-13-210-003	EX	16-13-211-020	EX	16-13-213-004	1,199
16-13-208-043	5,552	16-13-210-004	EX	16-13-211-021	EX	16-13-213-005*	6,784
16-13-208-044	5,546	16-13-210-005	EX	16-13-211-022	EX	16-13-213-006*	6,398
16-13-208-045	6,099	16-13-210-006	EX	16-13-211-023	EX	16-13-213-007	EX
16-13-208-046	3,706	16-13-210-007	EX	16-13-211-024	EX	16-13-213-008	EX
16-13-208-047	5,940	16-13-210-011	EX	16-13-211-030	EX	16-13-213-010	EX
16-13-208-048	6,060	16-13-210-014	EX	16-13-211-031	EX	16-13-213-011	6,705
16-13-208-049	5,799	16-13-210-015	EX	16-13-212-001	EX	16-13-213-012	6,474
16-13-208-050	6,017	16-13-210-016	EX	16-13-212-002	EX	16-13-213-013	9,334
16-13-208-051	EX	16-13-210-020	EX	16-13-212-003	EX	16-13-213-014	1,199
16-13-208-052	EX	16-13-210-021	EX	16-13-212-004	7,076	16-13-213-015	94,451
16-13-209-001	EX	16-13-210-031	EX	16-13-212-005	1,199	16-13-213-016	40,160
16-13-209-002	2,965	16-13-210-032	EX	16-13-212-006	872	16-13-213-017	8,142
16-13-209-003	EX	16-13-210-033	EX	16-13-212-007	4,530	16-13-213-018	EX
16-13-209-004	EX	16-13-210-034	EX	16-13-212-008	6,644	16-13-213-019	EX
16-13-209-005	6,845	16-13-210-035	EX	16-13-212-009	872	16-13-214-015	EX
16-13-209-006	7,353	16-13-210-036	EX	16-13-212-010	1,199	16-13-214-018	EX
16-13-209-007	5,012	16-13-210-037	EX	16-13-212-011	6,341	16-13-214-019	EX
16-13-209-008	4,813	16-13-210-038	EX	16-13-212-012	6,132	16-13-214-020	EX
16-13-209-009	13,191	16-13-210-039	EX	16-13-212-013	1,199	16-13-214-021	EX
16-13-209-010	31,260	16-13-210-040	EX	16-13-212-014	21,768	16-13-214-022	EX
16-13-209-011	31,260	16-13-210-046	EX	16-13-212-015	6,418	16-13-214-030	EX
16-13-209-012	31,260	16-13-210-047	EX	16-13-212-016	1,199	16-13-214-031	EX
16-13-209-013	31,260	16-13-210-048	EX	16-13-212-017	1,535	16-13-214-044	EX
16-13-209-014	172,875	16-13-210-050	EX	16-13-212-018	360	16-13-214-051	EX
16-13-209-017	1,500	16-13-210-051	EX	16-13-212-019	5,958	16-13-214-052	EX
16-13-209-018	4,085	16-13-210-052	EX	16-13-212-020	3,983	16-13-214-053	EX
16-13-209-020	EX	16-13-210-053	EX	16-13-212-021	872	16-13-214-056	EX
16-13-209-021	1,548	16-13-210-054	EX	16-13-212-022	10,503	16-13-214-057	EX
16-13-209-022	6,060	16-13-210-055	EX	16-13-212-023	1,563	16-13-214-058	EX
16-13-209-023	EX	16-13-210-056	EX	16-13-212-024	EX	16-13-214-060	EX
16-13-209-024	1,548	16-13-210-057	EX	16-13-212-025	EX	16-13-214-061	EX
16-13-209-025	6,448	16-13-210-058	EX	16-13-212-026	6,742	16-13-214-062	EX
16-13-209-026	6,710	16-13-210-059	EX	16-13-212-027	1,199	16-13-214-063	EX
16-13-209-027	6,710	16-13-210-060	EX	16-13-212-028	1,199	16-13-215-003	7,111
16-13-209-028	3,483	16-13-211-001	EX	16-13-212-029	7,774	16-13-215-004	3,736
16-13-209-029	5,940	16-13-211-002	EX	16-13-212-030	1,199	16-13-215-005*	5,805
16-13-209-030	3,065	16-13-211-003	EX	16-13-212-031	EX	16-13-215-006	6,799
16-13-209-031	7,244	16-13-211-004	EX	16-13-212-032	1,199	16-13-215-007*	6,102
16-13-209-032	7,139	16-13-211-005	EX	16-13-212-033	1,199	16-13-215-008	1,116
16-13-209-033	6,749	16-13-211-006	EX	16-13-212-034	1,199	16-13-215-009	7,283
16-13-209-034	1,489	16-13-211-007	EX	16-13-212-035	6,383	16-13-215-023	1,495
16-13-209-035	EX	16-13-211-008	EX	16-13-212-036	6,269	16-13-215-024	780
16-13-209-036	534	16-13-211-009	EX	16-13-212-037	6,679	16-13-215-025	3,176
16-13-209-037	3,366	16-13-211-010	EX	16-13-212-038	1,199	16-13-215-026	1,232

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV						
16-13-215-027	1,042	16-13-216-036	5,986	16-13-219-011	EX	16-13-221-020	EX
16-13-215-028	4,484	16-13-216-037	1,020	16-13-219-017	EX	16-13-221-023	EX
16-13-215-029	4,539	16-13-216-038	1,020	16-13-219-018	EX	16-13-221-025	EX
16-13-215-030	4,534	16-13-216-039*	7,710	16-13-219-019	EX	16-13-221-026	EX
16-13-215-031	5,600	16-13-216-040	1,020	16-13-219-020	EX	16-13-221-027	EX
16-13-215-032	852	16-13-216-041	6,723	16-13-219-021	EX	16-13-221-028	EX
16-13-215-033	5,988	16-13-216-042	979	16-13-219-022	EX	16-13-222-001	EX
16-13-215-034	5,304	16-13-216-043	EX	16-13-219-023	EX	16-13-222-010	EX
16-13-215-035	5,114	16-13-216-044	953	16-13-219-030	EX	16-13-222-018	EX
16-13-215-036	4,201	16-13-216-045	EX	16-13-219-034	EX	16-13-222-019	EX
16-13-215-037	4,665	16-13-216-049	EX	16-13-219-035	EX	16-13-222-032	EX
16-13-215-038	1,790	16-13-216-050	EX	16-13-219-036	EX	16-13-222-033	EX
16-13-215-039	6,974	16-13-217-001	2,123	16-13-219-037	EX	16-13-222-034	EX
16-13-215-047	613	16-13-217-002	1,062	16-13-219-038	EX	16-13-223-004	-
16-13-215-048	EX	16-13-217-003	1,988	16-13-219-039	EX	16-13-223-005	1,225
16-13-215-049	EX	16-13-217-004	1,988	16-13-219-040	EX	16-13-223-006	1,103
16-13-215-050	EX	16-13-217-005	5,147	16-13-219-041	EX	16-13-223-007	1,142
16-13-215-051*	4,711	16-13-217-006	789	16-13-219-042	EX	16-13-223-008	EX
16-13-215-052*	4,663	16-13-217-007	789	16-13-219-043	EX	16-13-223-009	1,079
16-13-215-053	80,682	16-13-217-008	804	16-13-220-001	4,563	16-13-223-010	3,516
16-13-215-054	57,787	16-13-217-009	5,238	16-13-220-002	5,240	16-13-223-011	5,543
16-13-216-001	31,550	16-13-217-010	5,443	16-13-220-003	5,175	16-13-223-012	5,282
16-13-216-002	1,142	16-13-217-011	1,020	16-13-220-004	5,336	16-13-223-013	5,282
16-13-216-003	5,877	16-13-217-012	1,020	16-13-220-005	652	16-13-223-014	6,195
16-13-216-004	5,825	16-13-217-013	5,690	16-13-220-006	5,709	16-13-223-015	4,752
16-13-216-005	EX	16-13-217-014	6,152	16-13-220-007	5,801	16-13-223-016	4,752
16-13-216-006	2,939	16-13-217-015	6,365	16-13-220-008	5,567	16-13-223-017	5,014
16-13-216-007	7,534	16-13-217-016	EX	16-13-220-009	5,727	16-13-223-018	4,752
16-13-216-008	EX	16-13-217-017	1,020	16-13-220-014	EX	16-13-223-019	610
16-13-216-009	1,042	16-13-217-018	1,020	16-13-220-015*	EX	16-13-223-020	EX
16-13-216-010	EX	16-13-217-019	EX	16-13-220-019	EX	16-13-223-021	4,251
16-13-216-011	5,373	16-13-217-020	5,921	16-13-220-032	3,959	16-13-223-022	49,619
16-13-216-012	5,842	16-13-217-021*	6,945	16-13-220-033	EX	16-13-223-023	41,863
16-13-216-013	EX	16-13-217-022	9,145	16-13-220-034*	EX	16-13-223-024	EX
16-13-216-014	3,444	16-13-217-023	1,177	16-13-220-035	EX	16-13-223-025	EX
16-13-216-015	5,271	16-13-217-024	1,177	16-13-220-036	EX	16-13-223-026	1,655
16-13-216-016	5,947	16-13-217-025	7,712	16-13-220-037	EX	16-13-223-027	1,655
16-13-216-017	815	16-13-217-026	EX	16-13-220-039	1,495	16-13-223-028	4,979
16-13-216-018	6,102	16-13-217-027	EX	16-13-220-040	EX	16-13-223-029	EX
16-13-216-019	6,834	16-13-217-028	1,328	16-13-220-041	190	16-13-223-030	1,147
16-13-216-020	EX	16-13-217-029*	6,056	16-13-220-042	9,899	16-13-223-031	1,393
16-13-216-021	7,076	16-13-217-030	1,378	16-13-220-043	10,137	16-13-223-032	EX
16-13-216-022	911	16-13-217-031	4,079	16-13-220-044	9,897	16-13-223-033	EX
16-13-216-023	911	16-13-217-032	5,838	16-13-220-045	9,820	16-13-223-034	EX
16-13-216-024	9,016	16-13-217-033	4,220	16-13-220-046	10,012	16-13-223-035	18,283
16-13-216-025	3,656	16-13-217-034	1,275	16-13-220-047	9,975	16-13-223-036	4,085
16-13-216-026	8,085	16-13-217-035	4,111	16-13-220-048	9,945	16-13-223-037	5,927
16-13-216-027	EX	16-13-217-036	1,275	16-13-220-049	9,657	16-13-223-038	1,530
16-13-216-028	16,131	16-13-217-037	EX	16-13-221-001	844	16-13-223-039	55,672
16-13-216-029	5,879	16-13-218-001	EX	16-13-221-002	5,587	16-13-223-040	51,158
16-13-216-032	5,748	16-13-218-002	EX	16-13-221-006	EX	16-13-223-041	EX
16-13-216-033*	4,752	16-13-219-003	EX	16-13-221-007	EX	16-13-223-042	EX
16-13-216-034	6,282	16-13-219-009	EX	16-13-221-018	EX	16-13-224-001	6,548
16-13-216-035	6,596	16-13-219-010	EX	16-13-221-019	EX	16-13-224-002*	4,340

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-13-224-003	4,111	16-13-226-042	EX	16-13-229-011	EX	16-13-301-013	EX
16-13-224-004	6,078	16-13-226-043	EX	16-13-229-014	EX	16-13-301-014	40,337
16-13-224-005	3,856	16-13-226-044	EX	16-13-229-015	EX	16-13-301-015	894
16-13-224-006	6,091	16-13-226-045	EX	16-13-229-016	EX	16-13-301-016	5,681
16-13-224-007	4,159	16-13-226-046	EX	16-13-229-017	EX	16-13-301-017	815
16-13-224-008	4,639	16-13-226-047	EX	16-13-230-003	EX	16-13-301-018	815
16-13-224-009	1,391	16-13-226-048	EX	16-13-230-004	EX	16-13-301-019	815
16-13-224-010	13,609	16-13-226-049	EX	16-13-300-001	EX	16-13-301-020	815
16-13-224-011	13,609	16-13-227-005	EX	16-13-300-005	EX	16-13-301-021	815
16-13-224-012	5,620	16-13-227-006	EX	16-13-300-008	EX	16-13-301-022	4,589
16-13-224-013	5,620	16-13-227-007	EX	16-13-300-009	EX	16-13-301-023	835
16-13-224-014	3,015	16-13-227-008	EX	16-13-300-010	EX	16-13-301-024	8,502
16-13-224-015	7,460	16-13-227-011	EX	16-13-300-015	12,687	16-13-301-025	10,023
16-13-224-016	1,243	16-13-227-014	EX	16-13-300-016	613	16-13-301-026	12,179
16-13-224-017	1,275	16-13-227-015	EX	16-13-300-017	EX	16-13-301-027	959
16-13-224-018	1,275	16-13-227-016	EX	16-13-300-018	EX	16-13-301-028	1,188
16-13-224-019	4,076	16-13-227-017	EX	16-13-300-019	EX	16-13-301-029	11,370
16-13-224-020	1,275	16-13-227-020	EX	16-13-300-020	10,453	16-13-301-030	11,638
16-13-224-021	27,190	16-13-227-021	EX	16-13-300-021	13,297	16-13-301-031	13,705
16-13-224-022	57,946	16-13-227-022	EX	16-13-300-022	13,086	16-13-301-032	959
16-13-224-023	4,264	16-13-227-023	EX	16-13-300-023	12,997	16-13-301-033	959
16-13-224-024	3,372	16-13-227-024	EX	16-13-300-024	10,450	16-13-301-034	959
16-13-224-025	2,182	16-13-227-025	EX	16-13-300-025	EX	16-13-301-035	959
16-13-224-026	1,199	16-13-227-030	EX	16-13-300-026	811	16-13-301-036	4,094
16-13-224-027	1,199	16-13-227-031	EX	16-13-300-027	EX	16-13-301-037	12,377
16-13-224-028	EX	16-13-227-032	EX	16-13-300-028	10,130	16-13-301-038	959
16-13-224-029	23,301	16-13-227-033	EX	16-13-300-029*	11,152	16-13-301-041	5,836
16-13-224-030	39,334	16-13-227-034	EX	16-13-300-030	11,032	16-13-301-042	2,860
16-13-224-031	13,404	16-13-227-035	EX	16-13-300-032	EX	16-13-301-043	111,737
16-13-224-032	12,371	16-13-227-036	EX	16-13-300-033	EX	16-13-301-044	112,003
16-13-224-033	5,979	16-13-227-037	EX	16-13-300-034	218	16-13-301-045	EX
16-13-224-034	104,177	16-13-227-038	EX	16-13-300-035	218	16-13-301-046	1,774
16-13-225-001	EX	16-13-227-039	EX	16-13-300-036	194	16-13-302-001	9,055
16-13-225-005	EX	16-13-227-040	EX	16-13-300-037	187	16-13-302-002	39,240
16-13-226-003	EX	16-13-228-001	EX	16-13-300-038	146	16-13-302-003	82,217
16-13-226-004	EX	16-13-228-002	EX	16-13-300-039	181	16-13-302-004	7,403
16-13-226-006	EX	16-13-228-003	EX	16-13-300-040	146	16-13-302-005	12,404
16-13-226-014	EX	16-13-228-004	EX	16-13-300-042*	11,327	16-13-302-006	12,009
16-13-226-015	EX	16-13-228-014	EX	16-13-300-043	146	16-13-302-007	5,496
16-13-226-021	EX	16-13-228-017	EX	16-13-300-044	EX	16-13-302-008	11,704
16-13-226-024	EX	16-13-228-018	EX	16-13-300-045	EX	16-13-302-009	EX
16-13-226-025	EX	16-13-228-019	EX	16-13-300-046	EX	16-13-302-010	EX
16-13-226-026	EX	16-13-228-020	EX	16-13-301-001	6,106	16-13-302-011	4,412
16-13-226-031	EX	16-13-228-021	EX	16-13-301-002	5,949	16-13-302-012	10,995
16-13-226-032	EX	16-13-228-032	EX	16-13-301-003	33,453	16-13-302-013	EX
16-13-226-033	EX	16-13-228-033	EX	16-13-301-004	33,453	16-13-302-014	19,746
16-13-226-034	EX	16-13-228-034	EX	16-13-301-005	33,453	16-13-302-015	11,612
16-13-226-035	EX	16-13-228-035	EX	16-13-301-006	33,453	16-13-302-016	11,935
16-13-226-036	EX	16-13-228-036	EX	16-13-301-007	33,453	16-13-302-017	11,935
16-13-226-037	EX	16-13-228-037	EX	16-13-301-008	33,453	16-13-302-018	2,398
16-13-226-038	EX	16-13-228-038	EX	16-13-301-009	33,453	16-13-302-020	EX
16-13-226-039	EX	16-13-228-039	EX	16-13-301-010	34,665	16-13-302-021	11,407
16-13-226-040	EX	16-13-229-003	EX	16-13-301-011	6,516	16-13-302-022	EX
16-13-226-041	EX	16-13-229-010	EX	16-13-301-012	EX	16-13-302-023	10,980

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>						
16-13-302-024	13,125	16-13-303-037	12,829	16-13-305-007	9,557	16-13-306-014	900
16-13-302-025	EX	16-13-303-038	959	16-13-305-008	698	16-13-306-015	909
16-13-302-026	EX	16-13-303-039	EX	16-13-305-009	5,304	16-13-306-016	EX
16-13-302-027	10,797	16-13-303-040	959	16-13-305-010	11,152	16-13-306-017	909
16-13-302-028	EX	16-13-303-041	EX	16-13-305-011	12,140	16-13-306-018	909
16-13-302-029	12,920	16-13-303-042	7,113	16-13-305-012	11,643	16-13-306-019	EX
16-13-302-030	11,501	16-13-303-043	7,194	16-13-305-013	5,304	16-13-306-020	EX
16-13-302-031	953	16-13-304-001	59,104	16-13-305-014	13,618	16-13-306-021	874
16-13-302-032	959	16-13-304-002	18,167	16-13-305-015	12,153	16-13-306-022	11,839
16-13-302-033	5,212	16-13-304-003	20,267	16-13-305-016	6,213	16-13-306-023	11,168
16-13-302-034	EX	16-13-304-004	7,161	16-13-305-017	7,545	16-13-306-024	EX
16-13-302-035	959	16-13-304-005	26,059	16-13-305-018	EX	16-13-306-025	12,532
16-13-302-036	959	16-13-304-006	57,748	16-13-305-019	EX	16-13-306-026	EX
16-13-302-037	15,499	16-13-304-007	12,659	16-13-305-020	EX	16-13-306-027	EX
16-13-302-038	EX	16-13-304-008	12,181	16-13-305-021	959	16-13-306-028	898
16-13-302-039	2,433	16-13-304-009	13,862	16-13-305-022	2,267	16-13-306-029	12,242
16-13-302-040	EX	16-13-304-010	EX	16-13-305-023	EX	16-13-306-030	11,724
16-13-302-041	414	16-13-304-011	EX	16-13-305-024	1,103	16-13-306-031	18,983
16-13-303-001	66,413	16-13-304-012	16,508	16-13-305-025	2,208	16-13-306-032*	15,057
16-13-303-002	16,517	16-13-304-013	12,109	16-13-305-026	7,065	16-13-306-033	14,067
16-13-303-003	2,398	16-13-304-014	959	16-13-305-027	6,662	16-13-306-034	12,421
16-13-303-004	2,398	16-13-304-015	13,491	16-13-305-028	959	16-13-306-035	12,253
16-13-303-005	4,796	16-13-304-016	13,212	16-13-305-029	12,737	16-13-306-036	11,767
16-13-303-006	43,685	16-13-304-017	959	16-13-305-030	7,100	16-13-306-037*	12,476
16-13-303-007	43,685	16-13-304-018	EX	16-13-305-031	10,921	16-13-306-038*	12,905
16-13-303-008	2,398	16-13-304-019	11,970	16-13-305-032	5,520	16-13-306-039	12,905
16-13-303-009	2,398	16-13-304-020	698	16-13-305-033	959	16-13-306-040	13,393
16-13-303-010	2,398	16-13-304-021	14,165	16-13-305-034	6,106	16-13-306-041	12,207
16-13-303-011	2,518	16-13-304-022	11,985	16-13-305-035	11,758	16-13-306-042	15,035
16-13-303-012	12,042	16-13-304-023	698	16-13-305-036	13,821	16-13-306-043	13,450
16-13-303-013	7,394	16-13-304-024*	15,695	16-13-305-037*	1,127	16-13-306-044	13,450
16-13-303-014	8,722	16-13-304-025	11,427	16-13-305-038	5,873	16-13-306-045	13,474
16-13-303-015	25,302	16-13-304-026	12,297	16-13-305-039	1,256	16-13-306-046	14,631
16-13-303-016	112,025	16-13-304-027	12,249	16-13-305-040	12,088	16-13-307-001	12,715
16-13-303-017	32,160	16-13-304-028	11,763	16-13-305-041	EX	16-13-307-002	11,080
16-13-303-018	15,242	16-13-304-029	12,249	16-13-305-042	EX	16-13-307-003	12,066
16-13-303-019	25,943	16-13-304-030	959	16-13-305-043	959	16-13-307-004	959
16-13-303-020	14,544	16-13-304-031	12,249	16-13-305-044	EX	16-13-307-005	959
16-13-303-021	13,834	16-13-304-032	11,907	16-13-305-045	EX	16-13-307-006	959
16-13-303-022	959	16-13-304-033	12,096	16-13-305-046	41,558	16-13-307-007	959
16-13-303-023	959	16-13-304-034	11,610	16-13-305-047	10,642	16-13-307-008	959
16-13-303-024	959	16-13-304-035	11,915	16-13-306-001	652	16-13-307-009	959
16-13-303-025	EX	16-13-304-036	11,610	16-13-306-002	4,222	16-13-307-010	EX
16-13-303-026	EX	16-13-304-037	959	16-13-306-003	EX	16-13-307-011	9,350
16-13-303-027*	11,512	16-13-304-038	959	16-13-306-004	4,222	16-13-307-012	10,926
16-13-303-028	959	16-13-304-039	11,976	16-13-306-005	7,303	16-13-307-013	8,205
16-13-303-029	5,016	16-13-304-040	959	16-13-306-006	558	16-13-307-014	959
16-13-303-030	959	16-13-304-041	12,247	16-13-306-007	774	16-13-307-015	11,795
16-13-303-031*	3,889	16-13-304-042	17,195	16-13-306-008	684	16-13-307-016	11,316
16-13-303-032	5,465	16-13-305-002	11,257	16-13-306-009	684	16-13-307-017	959
16-13-303-033	5,278	16-13-305-003	12,877	16-13-306-010	684	16-13-307-018	14,137
16-13-303-034	10,566	16-13-305-004	5,751	16-13-306-011	684	16-13-307-019	959
16-13-303-035	13,515	16-13-305-005	10,195	16-13-306-012	10,270	16-13-307-020	959
16-13-303-036	12,027	16-13-305-006	11,669	16-13-306-013	783	16-13-307-022	9,092

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV						
16-13-307-023	EX	16-13-308-028	90,121	16-13-309-036	959	16-13-311-003	11,022
16-13-307-024	17,714	16-13-308-029	12,949	16-13-309-037	EX	16-13-311-004	14,823
16-13-307-025	959	16-13-308-030	10,420	16-13-309-040	959	16-13-311-005	959
16-13-307-026	959	16-13-308-031	11,512	16-13-309-041	18,610	16-13-311-006	5,179
16-13-307-027	959	16-13-308-032	698	16-13-309-042	959	16-13-311-007	6,354
16-13-307-028	11,359	16-13-308-033	959	16-13-309-043	EX	16-13-311-008	5,319
16-13-307-029	11,444	16-13-308-034*	10,501	16-13-309-044	11,745	16-13-311-009	13,646
16-13-307-030	12,048	16-13-308-035*	10,568	16-13-309-045	11,107	16-13-311-010	7,381
16-13-307-031	11,828	16-13-308-036	12,048	16-13-309-048	EX	16-13-311-011	7,133
16-13-307-032	959	16-13-308-037	959	16-13-309-049*	18,074	16-13-311-012	11,418
16-13-307-033	EX	16-13-308-038*	EX	16-13-310-006	12,388	16-13-311-014	EX
16-13-307-034	11,878	16-13-308-039	15,769	16-13-310-007	1,927	16-13-311-015	5,609
16-13-307-035	6,579	16-13-308-040	EX	16-13-310-008	12,373	16-13-311-016	5,073
16-13-307-036	EX	16-13-308-041	13,533	16-13-310-009	12,654	16-13-311-017	920
16-13-307-037	959	16-13-308-042	12,713	16-13-310-010	15,146	16-13-311-018	990
16-13-307-038	2,271	16-13-308-043	959	16-13-310-011	1,001	16-13-311-019	13,951
16-13-307-039	959	16-13-308-044*	16,548	16-13-310-012	EX	16-13-311-020	12,288
16-13-307-040	959	16-13-308-045	16,783	16-13-310-013	698	16-13-311-021	12,231
16-13-307-041	EX	16-13-308-046	EX	16-13-310-014	6,476	16-13-311-022	EX
16-13-307-042	959	16-13-309-001	EX	16-13-310-015	11,043	16-13-311-023	6,418
16-13-307-043	2,649	16-13-309-002	602	16-13-310-016	964	16-13-311-024	12,831
16-13-307-044	2,936	16-13-309-003	959	16-13-310-017	EX	16-13-311-025	EX
16-13-307-045	43,873	16-13-309-004	6,047	16-13-310-018	EX	16-13-311-026	EX
16-13-307-046	15,639	16-13-309-005	12,190	16-13-310-019	14,653	16-13-311-027	12,044
16-13-307-047	10,045	16-13-309-006	8,866	16-13-310-022	EX	16-13-311-028	9,953
16-13-307-048	2,322	16-13-309-007	7,571	16-13-310-023	EX	16-13-311-029	698
16-13-307-049	55,236	16-13-309-008	12,351	16-13-310-024	EX	16-13-311-030	5,807
16-13-308-001	EX	16-13-309-009	15,475	16-13-310-025	15,257	16-13-311-031*	6,010
16-13-308-002	EX	16-13-309-010	11,353	16-13-310-026	11,442	16-13-311-032	920
16-13-308-003	28,581	16-13-309-011	21,472	16-13-310-027	14,457	16-13-311-033	14,339
16-13-308-004	23,066	16-13-309-012	698	16-13-310-028	11,926	16-13-311-034	5,341
16-13-308-005*	18,370	16-13-309-013	11,992	16-13-310-029	11,638	16-13-311-035	25,618
16-13-308-006	23,617	16-13-309-014	15,425	16-13-310-030	11,257	16-13-311-036	37,710
16-13-308-007	2,459	16-13-309-015	698	16-13-310-031*	12,944	16-13-311-037	2,195
16-13-308-008	2,459	16-13-309-016	11,514	16-13-310-032	17	16-13-311-038	25,385
16-13-308-009	2,459	16-13-309-017	1,195	16-13-310-033*	12,242	16-13-311-039	2,195
16-13-308-010	3,246	16-13-309-018*	6,320	16-13-310-034	6,350	16-13-311-040	2,195
16-13-308-011	14,893	16-13-309-019	959	16-13-310-035	11,861	16-13-311-041	6,697
16-13-308-012	959	16-13-309-020	959	16-13-310-036	11,477	16-13-311-042	2,195
16-13-308-013	14,278	16-13-309-021	959	16-13-310-037	11,850	16-13-311-043*	14,756
16-13-308-014	10,928	16-13-309-022*	6,470	16-13-310-038	12,197	16-13-311-044	EX
16-13-308-015	11,928	16-13-309-023	33,451	16-13-310-039*	12,890	16-13-311-045	695
16-13-308-016	12,129	16-13-309-024	EX	16-13-310-040	815	16-13-311-046	10,926
16-13-308-017	12,203	16-13-309-025	EX	16-13-310-041	9,398	16-13-311-047	5,975
16-13-308-018	959	16-13-309-026	13,208	16-13-310-042	593	16-13-311-048	674
16-13-308-019*	14,860	16-13-309-027	13,836	16-13-310-043	13,969	16-13-312-002	17,267
16-13-308-020	EX	16-13-309-028	EX	16-13-310-044	881	16-13-312-003*	EX
16-13-308-021	11,968	16-13-309-029	16,412	16-13-310-046	EX	16-13-312-009	959
16-13-308-022	11,846	16-13-309-030*	6,320	16-13-310-047	11,346	16-13-312-010	959
16-13-308-023	959	16-13-309-031	959	16-13-310-048	EX	16-13-312-011	EX
16-13-308-024	11,891	16-13-309-032	959	16-13-310-049	EX	16-13-312-012	11,856
16-13-308-025	11,922	16-13-309-033	10,274	16-13-310-050	EX	16-13-312-013	EX
16-13-308-026	EX	16-13-309-034	959	16-13-311-001	EX	16-13-312-014	959
16-13-308-027	EX	16-13-309-035	EX	16-13-311-002	EX	16-13-312-015	EX

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-13-312-016	959	16-13-313-024	14,712	16-13-315-047	EX	16-13-317-004	13,903
16-13-312-017	5,892	16-13-313-026	EX	16-13-315-048	EX	16-13-317-005	13,818
16-13-312-018	5,947	16-13-313-027	EX	16-13-315-049	44	16-13-317-006	5,537
16-13-312-019	7,695	16-13-313-044	EX	16-13-315-050	27,026	16-13-317-007	11,638
16-13-312-020	EX	16-13-313-047	EX	16-13-315-051	2,448	16-13-317-008	5,690
16-13-312-021	959	16-13-313-050	EX	16-13-315-052	2,921	16-13-317-009	9,251
16-13-312-022	959	16-13-313-051	EX	16-13-315-053	16,323	16-13-317-010	7,268
16-13-312-023	959	16-13-314-001	EX	16-13-316-001	7,168	16-13-317-011	11,558
16-13-312-024	4,233	16-13-314-002	EX	16-13-316-002	EX	16-13-317-012	14,025
16-13-312-025	EX	16-13-314-003	EX	16-13-316-003	EX	16-13-317-013	10,370
16-13-312-026	EX	16-13-314-004	EX	16-13-316-004	EX	16-13-317-014	6,642
16-13-312-027	14,712	16-13-315-001	EX	16-13-316-005	EX	16-13-317-015	12,992
16-13-312-028	14,250	16-13-315-002	14,522	16-13-316-006	2,448	16-13-317-016	698
16-13-312-029	12,356	16-13-315-003	11,553	16-13-316-007	16,624	16-13-317-017	959
16-13-312-030	698	16-13-315-004	959	16-13-316-008	2,448	16-13-317-018	959
16-13-312-031	13,265	16-13-315-005	684	16-13-316-009	10,854	16-13-317-019	959
16-13-312-032	12,292	16-13-315-006	2,348	16-13-316-010	3,954	16-13-317-020	7,665
16-13-312-033	EX	16-13-315-007	1,966	16-13-316-011	15,966	16-13-317-021	8,236
16-13-312-034	6,296	16-13-315-008	682	16-13-316-012	6,572	16-13-317-022	EX
16-13-312-035	18,745	16-13-315-009	1,046	16-13-316-013	15,024	16-13-317-023	44,130
16-13-312-036	12,399	16-13-315-010	13,866	16-13-316-014	EX	16-13-317-030	2,319
16-13-312-037	EX	16-13-315-011	959	16-13-316-015	959	16-13-317-031	4,377
16-13-312-038	10,941	16-13-315-012	14,163	16-13-316-016	EX	16-13-317-032	1,199
16-13-312-039	EX	16-13-315-013	14,296	16-13-316-017	698	16-13-317-033	1,199
16-13-312-040	959	16-13-315-014	10,086	16-13-316-018	11,652	16-13-317-034	1,199
16-13-312-041	EX	16-13-315-015	698	16-13-316-019	8,994	16-13-317-035	1,199
16-13-312-042	959	16-13-315-016	920	16-13-316-020	EX	16-13-317-036	1,199
16-13-312-043	EX	16-13-315-017	4,896	16-13-316-021	EX	16-13-317-037	4,545
16-13-312-044	5,986	16-13-315-018	920	16-13-316-022	13,071	16-13-317-038	1,199
16-13-312-045	21,513	16-13-315-019	5,591	16-13-316-023	EX	16-13-317-039	1,199
16-13-312-046	EX	16-13-315-020	920	16-13-316-024	EX	16-13-317-040	1,199
16-13-313-001	EX	16-13-315-021	EX	16-13-316-025	15,573	16-13-317-041	1,199
16-13-313-002	EX	16-13-315-022	EX	16-13-316-026	11,771	16-13-317-042	1,199
16-13-313-003	EX	16-13-315-023	EX	16-13-316-027	1,918	16-13-317-043	17,204
16-13-313-004	EX	16-13-315-024	EX	16-13-316-028	1,199	16-13-317-044	14,261
16-13-313-005	EX	16-13-315-025	EX	16-13-316-029	1,199	16-13-317-045	1,199
16-13-313-006	13,036	16-13-315-026	EX	16-13-316-030	1,199	16-13-317-046	108,696
16-13-313-007	12,103	16-13-315-027	708	16-13-316-031	1,199	16-13-318-001	15,479
16-13-313-008	7,621	16-13-315-028	708	16-13-316-032	6,269	16-13-318-002	15,242
16-13-313-009	959	16-13-315-029	EX	16-13-316-033	1,199	16-13-318-003	20,506
16-13-313-010	959	16-13-315-030	6,603	16-13-316-034	EX	16-13-318-004	985
16-13-313-011	959	16-13-315-031	5,879	16-13-316-035	1,199	16-13-318-005	959
16-13-313-012	959	16-13-315-032	EX	16-13-316-036*	5,737	16-13-318-006	959
16-13-313-013	959	16-13-315-033*	10,638	16-13-316-037	1,199	16-13-318-007	5,807
16-13-313-014	14,917	16-13-315-034	920	16-13-316-038	1,199	16-13-318-008	12,295
16-13-313-015	959	16-13-315-035	8,393	16-13-316-039	1,199	16-13-318-009	15,292
16-13-313-016	959	16-13-315-036	10,771	16-13-316-042	1,199	16-13-318-010	14,860
16-13-313-017	959	16-13-315-037	9,936	16-13-316-043	1,199	16-13-318-011	11,667
16-13-313-018	959	16-13-315-041	13,627	16-13-316-044	1,199	16-13-318-012	11,983
16-13-313-019	EX	16-13-315-042	EX	16-13-316-045	1,199	16-13-318-013	959
16-13-313-020	959	16-13-315-043	EX	16-13-316-046	100,986	16-13-318-014*	5,415
16-13-313-021	959	16-13-315-044	2,195	16-13-317-001	1,964	16-13-318-015	4,876
16-13-313-022	11,392	16-13-315-045	2,195	16-13-317-002	959	16-13-318-016	EX
16-13-313-023	55,622	16-13-315-046	33,139	16-13-317-003	959	16-13-318-017	EX

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
6-13-318-018	11,785	16-13-319-033	67,481	16-13-322-019	693	16-13-326-025	EX
6-13-318-019	11,259	16-13-319-034	11,416	16-13-322-020	11,486	16-13-326-026	959
16-13-318-020	13,764	16-13-319-035	770	16-13-322-021	12,207	16-13-326-027	11,987
16-13-318-021	EX	16-13-319-036	920	16-13-322-022	7,235	16-13-326-028	10,923
16-13-318-023	161,855	16-13-319-037	926	16-13-322-023	953	16-13-326-029	959
16-13-318-024	135,036	16-13-319-038	39,609	16-13-322-024	990	16-13-326-030	4,968
16-13-318-025	5,554	16-13-319-039	19,187	16-13-323-001	RR	16-13-326-031	EX
16-13-318-026	6,263	16-13-319-040	37,791	16-13-323-002	1,918	16-13-326-032	EX
16-13-318-027	11,030	16-13-319-041	EX	16-13-323-003	10,158	16-13-326-033	EX
16-13-318-028	10,302	16-13-319-042	EX	16-13-323-004	959	16-13-326-034	9,897
16-13-318-029	3,490	16-13-319-043	1,439	16-13-323-005	5,090	16-13-326-035	4,988
16-13-318-032	4,212	16-13-319-044	EX	16-13-323-006	920	16-13-326-036	2,997
16-13-318-033	18,780	16-13-319-045	EX	16-13-323-007	920	16-13-326-037	2,997
16-13-318-034*	5,986	16-13-320-001	RR	16-13-323-010	920	16-13-326-038	2,997
16-13-318-035	8,196	16-13-320-002	10,350	16-13-323-011	EX	16-13-326-039	35,790
16-13-318-036	1,199	16-13-320-003	1,151	16-13-323-012	4,687	16-13-326-040	EX
16-13-318-037	7,414	16-13-320-004	1,151	16-13-323-013	EX	16-13-326-041*	42,159
16-13-318-038*	7,414	16-13-320-005	1,151	16-13-323-014	920	16-13-326-042	6,729
16-13-318-039	1,199	16-13-320-006	EX	16-13-323-015	920	16-13-326-044	3,050
16-13-318-040	23,111	16-13-320-007	EX	16-13-323-016	920	16-13-326-047	85,110
16-13-318-041	101,021	16-13-320-008	3,211	16-13-323-017	920	16-13-327-001	EX
16-13-318-042	EX	16-13-320-009	5,365	16-13-323-018	2,130	16-13-327-002	959
16-13-318-043	14,324	16-13-320-010	8,212	16-13-323-019	2,141	16-13-327-003	13,437
16-13-318-044	1,879	16-13-320-011	8,212	16-13-323-020	19,776	16-13-327-004	11,998
16-13-319-001	959	16-13-320-012	23,702	16-13-323-021	19,674	16-13-327-005	959
16-13-319-002	959	16-13-320-013	1,151	16-13-323-022	3,625	16-13-327-006	959
16-13-319-003	6,908	16-13-320-014	1,151	16-13-323-023	RR	16-13-327-007	959
16-13-319-004	6,803	16-13-320-015	EX	16-13-323-024	2,877	16-13-327-008	13,670
16-13-319-005	953	16-13-320-016	1,160	16-13-323-025	4,375	16-13-327-011	EX
16-13-319-006	EX	16-13-321-001	RR	16-13-323-026	EX	16-13-327-012	15,569
16-13-319-007	EX	16-13-321-002	54,057	16-13-326-001	EX	16-13-327-013	13,890
6-13-319-008	8,151	16-13-321-003	8,635	16-13-326-002	12,460	16-13-327-014	12,101
6-13-319-009	4,964	16-13-321-004	107,463	16-13-326-003	EX	16-13-327-015	959
6-13-319-010	920	16-13-321-005	60,089	16-13-326-004	EX	16-13-327-016	EX
6-13-319-011	920	16-13-321-008	10,869	16-13-326-005	11,649	16-13-327-017	955
6-13-319-012	7,503	16-13-321-009	96,430	16-13-326-006	EX	16-13-327-018	1,515
6-13-319-013	10,943	16-13-322-001	RR	16-13-326-007	12,722	16-13-327-019	EX
6-13-319-016	EX	16-13-322-002	EX	16-13-326-008	10,777	16-13-327-020	959
6-13-319-017	EX	16-13-322-003	13,158	16-13-326-009	EX	16-13-327-021	11,305
6-13-319-018	EX	16-13-322-004*	10,947	16-13-326-010	12,207	16-13-327-022	698
6-13-319-019	EX	16-13-322-005	953	16-13-326-011	959	16-13-327-023	11,950
6-13-319-020	EX	16-13-322-006	10,937	16-13-326-012	EX	16-13-327-024	12,397
5-13-319-021	12,005	16-13-322-007	EX	16-13-326-013	959	16-13-327-025	11,353
5-13-319-022	959	16-13-322-008	11,824	16-13-326-014	EX	16-13-327-026	13,186
5-13-319-023	4,587	16-13-322-009	6,522	16-13-326-015	959	16-13-327-027	7,848
5-13-319-024	4,750	16-13-322-010	EX	16-13-326-016	11,987	16-13-327-028	959
5-13-319-025	920	16-13-322-011	EX	16-13-326-017	695	16-13-327-029	13,025
5-13-319-026	920	16-13-322-012*	15,384	16-13-326-018	14,475	16-13-327-030	11,987
5-13-319-027	EX	16-13-322-013*	15,429	16-13-326-019	13,433	16-13-327-031	11,595
5-13-319-028	920	16-13-322-014	913	16-13-326-020	959	16-13-327-032	959
5-13-319-029	EX	16-13-322-015	10,553	16-13-326-021	959	16-13-327-033	15,889
5-13-319-030	EX	16-13-322-016	EX	16-13-326-022	11,540	16-13-327-034	2,287
5-13-319-031	920	16-13-322-017	11,632	16-13-326-023	959	16-13-327-035	EX
5-13-319-032	920	16-13-322-018	11,070	16-13-326-024	959	16-13-327-036	EX

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
16-13-327-037	102,224	16-13-329-013	13,457	16-13-330-026	EX	16-13-500-022	EX
16-13-327-038	39,103	16-13-329-014	959	16-13-330-027*	45,610	16-13-500-023	EX
16-13-327-039	39,323	16-13-329-015	EX	16-13-330-028	114,499	16-13-500-024	EX
16-13-327-040	31,746	16-13-329-016	62,596	16-13-330-029	613	16-13-500-025	EX
16-13-327-041	6,117	16-13-329-017	23,887	16-13-331-001*	152,510	16-13-500-026	EX
16-13-327-042	30,737	16-13-329-018	23,887	16-13-331-002*	19,312	16-13-500-027	EX
16-13-327-043	17,949	16-13-329-022	17,679	16-13-331-003	1,151	16-13-500-028	EX
16-13-328-001	124,686	16-13-329-023	959	16-13-331-004	19,456	16-13-500-029	EX
16-13-328-002	14,531	16-13-329-024	959	16-13-331-005	EX	16-13-500-030	EX
16-13-328-003	8,519	16-13-329-025	16,567	16-13-331-006	21,836	16-13-500-031	RR
16-13-328-004	1,166	16-13-329-026	959	16-13-331-007	959	16-13-500-032	EX
16-13-328-005	10,950	16-13-329-027	959	16-13-331-008	959	16-13-500-033	EX
16-13-328-006	12,953	16-13-329-028	EX	16-13-331-009	959	16-13-500-034	EX
16-13-328-007	20,781	16-13-329-029	11,726	16-13-331-010	20,975	16-13-500-035	EX
16-13-328-008*	15,272	16-13-329-030	11,782	16-13-331-011	20,947	16-13-500-036	EX
16-13-328-009	15,442	16-13-329-031	46,406	16-13-331-012	1,075	16-13-500-037	EX
16-13-328-010	14,564	16-13-329-032	3,837	16-13-331-013	1,075	16-13-500-038	EX
16-13-328-011	11,815	16-13-329-033	2,553	16-13-331-014*	22,394	16-13-500-039	EX
16-13-328-012	44,276	16-13-329-034	31,724	16-13-331-015	EX	16-13-500-040	EX
16-13-328-013	18,588	16-13-329-035	2,398	16-13-331-016	10,902	16-13-500-041	EX
16-13-328-014	848	16-13-329-036	EX	16-13-331-017	16,343	16-13-500-042	EX
16-13-328-015	959	16-13-329-037	2,398	16-13-331-018	15,684	16-13-500-043	EX
16-13-328-016	959	16-13-329-038	2,398	16-13-331-019	15,684	16-13-500-044	EX
16-13-328-017	12,881	16-13-329-039	37,993	16-13-331-020	16,221	16-13-500-045	EX
16-13-328-018	12,077	16-13-329-040	61,914	16-13-331-021	16,334	16-13-500-046	EX
16-13-328-019	12,007	16-13-329-041	20,984	16-13-331-022	16,334	16-13-500-047	EX
16-13-328-020	12,007	16-13-329-042	20,966	16-13-331-023	20,997	16-13-500-048	EX
16-13-328-021	959	16-13-329-044	9,262	16-13-331-024	16,430	16-13-500-049	EX
16-13-328-022	89,829	16-13-329-045	6,703	16-13-331-025	EX	16-13-500-053	EX
16-13-328-023	15,525	16-13-330-001	8,911	16-13-331-026	EX	16-13-501-001	RR
16-13-328-024	17,829	16-13-330-002	959	16-13-331-027	20,831	16-13-501-002	RR
16-13-328-025	22,146	16-13-330-003	15,772	16-13-331-028	4,818	16-13-501-003	RR
16-13-328-026	959	16-13-330-004	EX	16-13-331-029	22,281	16-13-501-004	RR
16-13-328-027	EX	16-13-330-005	959	16-13-331-030	2,402	16-13-501-005	RR
16-13-328-028	13,149	16-13-330-006	EX	16-13-331-031	EX	16-13-502-004	RR
16-13-328-029	13,060	16-13-330-007	959	16-13-331-032	2,158	16-13-503-001	RR
16-13-328-032	3,065	16-13-330-008	19,490	16-13-331-033	EX	16-13-503-002	RR
16-13-328-033	2,380	16-13-330-009	955	16-13-331-034	EX	16-13-503-003	RR
16-13-328-034	15,972	16-13-330-010	8,249	16-13-331-037	17,326	16-14-114-001	EX
16-13-328-035	3,900	16-13-330-011	966	16-13-331-038	58,264	16-14-114-002	EX
16-13-328-036	5,452	16-13-330-012	959	16-13-331-039	4,558	16-14-114-003	EX
16-13-328-037	9,729	16-13-330-013	EX	16-13-331-040	22,032	16-14-114-004	EX
16-13-329-001	14,952	16-13-330-014*	17,566	16-13-500-001	EX	16-14-114-005	EX
16-13-329-002	17,010	16-13-330-015	1,441	16-13-500-002	EX	16-14-114-006	EX
16-13-329-003	8,768	16-13-330-016	1,441	16-13-500-006	EX	16-14-114-007	EX
16-13-329-004	8,768	16-13-330-017	959	16-13-500-013	EX	16-14-114-008	EX
16-13-329-005	698	16-13-330-018	20,770	16-13-500-014	EX	16-14-114-009	EX
16-13-329-006	959	16-13-330-019	57,968	16-13-500-015	EX	16-14-114-010	EX
16-13-329-007	13,090	16-13-330-020	17,315	16-13-500-016	EX	16-14-114-011	EX
16-13-329-008	11,809	16-13-330-021	20,532	16-13-500-017	EX	16-14-114-012	EX
16-13-329-009	13,188	16-13-330-022	4,061	16-13-500-018	EX	16-14-114-013	EX
16-13-329-010	16,833	16-13-330-023	EX	16-13-500-019	EX	16-14-114-014	EX
16-13-329-011*	16,497	16-13-330-024	4,061	16-13-500-020	EX	16-14-114-015	EX
16-13-329-012*	13,592	16-13-330-025	4,061	16-13-500-021	EX	16-14-114-016	EX

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-14-114-017	EX	16-14-119-024	EX	16-14-200-009	3,010	16-14-201-030-1011	4,116
16-14-114-018	EX	16-14-119-025	EX	16-14-200-010	3,832	16-14-201-030-1012	3,545
16-14-114-019	EX	16-14-119-026	EX	16-14-200-011	10,267	16-14-201-030-1013	3,545
16-14-114-020	EX	16-14-119-027	EX	16-14-200-012	38,591	16-14-201-030-1014	3,545
16-14-114-021	EX	16-14-119-032	EX	16-14-200-013	107,572	16-14-201-030-1015	3,545
16-14-114-022	EX	16-14-120-001	12,776	16-14-200-014	14,433	16-14-202-022	39,081
16-14-114-025	EX	16-14-120-002	12,979	16-14-200-015	14,272	16-14-202-023	9,770
16-14-114-026	EX	16-14-120-003	16,535	16-14-200-016*	16,303	16-14-202-024	11,597
16-14-114-027	EX	16-14-120-004	12,454	16-14-200-017	EX	16-14-202-025	1,798
16-14-115-001	EX	16-14-120-005	15,224	16-14-200-018	11,519	16-14-202-026	EX
16-14-115-002	EX	16-14-120-006	13,459	16-14-200-019	15,046	16-14-202-027	13,657
16-14-115-003	EX	16-14-120-007	16,064	16-14-200-020	2,463	16-14-202-028	1,199
16-14-115-004	EX	16-14-120-008	1,267	16-14-200-021	19,970	16-14-202-029	21,755
16-14-115-005	EX	16-14-120-009	EX	16-14-200-022	17,973	16-14-202-030	1,369
16-14-116-001	EX	16-14-120-010	1,267	16-14-200-023	23,968	16-14-202-031	EX
16-14-116-002	EX	16-14-120-011	1,267	16-14-200-024	2,845	16-14-202-032*	10,982
16-14-116-003	EX	16-14-120-012	1,371	16-14-200-025	6,856	16-14-202-033	1,369
16-14-116-004	EX	16-14-120-013	1,508	16-14-200-026	100	16-14-202-034	EX
16-14-116-005	EX	16-14-120-014	11,625	16-14-200-027*	31,347	16-14-202-035	1,696
16-14-117-002	EX	16-14-120-015	20,646	16-14-201-001	EX	16-14-202-036	15,453
16-14-117-003	EX	16-14-120-016	EX	16-14-201-002	33,047	16-14-202-037	12,975
16-14-118-001	EX	16-14-120-017	EX	16-14-201-003	EX	16-14-202-038	EX
16-14-118-002	EX	16-14-120-018	EX	16-14-201-004	267,605	16-14-202-039	14,928
16-14-118-012	EX	16-14-120-019	EX	16-14-201-005	41,137	16-14-202-040	1,369
16-14-118-013	EX	16-14-120-020	EX	16-14-201-006	57,584	16-14-202-041	12,303
16-14-118-014	EX	16-14-120-021	EX	16-14-201-007	26,484	16-14-202-042	18,248
16-14-118-015	EX	16-14-120-022	EX	16-14-201-008	36,851	16-14-202-043	15,024
16-14-118-016	EX	16-14-120-023	EX	16-14-201-009	24,264	16-14-202-044	EX
16-14-118-017	EX	16-14-120-024	2,234	16-14-201-010	18,396	16-14-202-045	EX
6-14-118-018	EX	16-14-120-025	2,278	16-14-201-011	70,587	16-14-202-048	366,110
6-14-118-019	8,460	16-14-120-026	EX	16-14-201-012	6,893	16-14-202-049	4,142
6-14-118-020	EX	16-14-120-027	EX	16-14-201-013	52,562	16-14-202-050	126,240
6-14-118-021	EX	16-14-120-028	EX	16-14-201-015	11,911	16-14-202-051	2,006
6-14-118-022	EX	16-14-120-029	EX	16-14-201-019	2,053	16-14-202-052	204,854
6-14-118-023	EX	16-14-120-030	EX	16-14-201-020	12,920	16-14-202-053	EX
5-14-118-024	EX	16-14-120-031	EX	16-14-201-021	EX	16-14-203-012	EX
5-14-118-025	EX	16-14-120-032	EX	16-14-201-022	15,035	16-14-203-013	EX
5-14-118-026	EX	16-14-120-033	EX	16-14-201-023	7,120	16-14-203-014	EX
5-14-118-027	EX	16-14-120-034	EX	16-14-201-024	17,319	16-14-203-032	EX
5-14-119-009	EX	16-14-120-035	EX	16-14-201-025*	11,885	16-14-203-033	EX
5-14-119-010	EX	16-14-120-036	EX	16-14-201-026	12,879	16-14-203-034	EX
5-14-119-011	EX	16-14-120-037	EX	16-14-201-027	2,062	16-14-203-036	EX
5-14-119-012	EX	16-14-120-038	EX	16-14-201-028	EX	16-14-203-039	EX
5-14-119-013	EX	16-14-120-039	EX	16-14-201-029	6,570	16-14-203-040	EX
5-14-119-014	EX	16-14-120-040	EX	16-14-201-030-1001	4,111	16-14-203-041	EX
5-14-119-015	EX	16-14-120-041	EX	16-14-201-030-1002	3,545	16-14-203-042	EX
5-14-119-016	EX	16-14-120-042	EX	16-14-201-030-1003	3,545	16-14-203-043	EX
5-14-119-017	EX	16-14-200-001	184,245	16-14-201-030-1004	3,545	16-14-203-044	EX
5-14-119-018	EX	16-14-200-002	10,921	16-14-201-030-1005	3,545	16-14-203-045	EX
5-14-119-019	EX	16-14-200-003	-	16-14-201-030-1006	4,111	16-14-203-047	EX
5-14-119-020	EX	16-14-200-005	EX	16-14-201-030-1007	3,545	16-14-203-049	EX
5-14-119-021	EX	16-14-200-006	EX	16-14-201-030-1008	3,545	16-14-203-050	EX
5-14-119-022	EX	16-14-200-007	3,422	16-14-201-030-1009	3,545	16-14-203-051	EX
5-14-119-023	EX	16-14-200-008	3,422	16-14-201-030-1010	3,545	16-14-203-052	EX

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
14-203-053	EX	16-14-205-017	18,520	16-14-206-038	EX	16-14-209-005	13,119
14-203-054	EX	16-14-205-018	2,016	16-14-206-039	12,639	16-14-209-006	13,568
14-203-055	EX	16-14-205-019	16,197	16-14-206-040	12,962	16-14-209-007	1,870
14-204-001	EX	16-14-205-020	137,953	16-14-206-041	14,429	16-14-209-008	15,615
14-204-002	16,007	16-14-205-030	12,325	16-14-206-042	18,555	16-14-209-009	16,537
14-204-003	16,371	16-14-205-031	2,016	16-14-206-043	1,668	16-14-209-010	13,160
14-204-004	1,844	16-14-205-032	16,009	16-14-206-044	25,296	16-14-209-011	11,717
14-204-007	8,427	16-14-205-033	13,369	16-14-206-045	19,227	16-14-209-012	26,654
14-204-008	7,992	16-14-205-034	18,298	16-14-206-046	13,908	16-14-209-013	2,468
14-204-009	7,656	16-14-205-035	15,039	16-14-206-047	977	16-14-209-014	12,162
14-204-010	EX	16-14-205-036	21,917	16-14-206-048	2,232	16-14-209-015	19,046
14-204-011	1,613	16-14-205-037	18,145	16-14-206-049	1,801	16-14-209-016	13,531
14-204-012	10,906	16-14-205-038	EX	16-14-206-050	1,064	16-14-209-017	15,493
14-204-013	14,126	16-14-205-039	EX	16-14-206-051	EX	16-14-209-018	15,261
14-204-014	17,989	16-14-205-040	24,772	16-14-206-052	EX	16-14-209-019	15,035
14-204-015	9,517	16-14-205-041	23,066	16-14-206-053	EX	16-14-209-020	14,108
14-204-016	EX	16-14-205-042	8,462	16-14-206-054	EX	16-14-209-021	13,862
14-204-017	1,546	16-14-205-044	931,901	16-14-206-055	EX	16-14-209-022	12,927
14-204-018	1,546	16-14-206-001	EX	16-14-206-056	EX	16-14-209-023	3,741
14-204-019	8,515	16-14-206-002	11,503	16-14-206-057	12,168	16-14-209-024	22,313
14-204-020	7,194	16-14-206-003	EX	16-14-206-058	12,933	16-14-209-025	18,488
14-204-021	2,173	16-14-206-004	12,268	16-14-206-059	1,596	16-14-209-026	10,856
14-204-022	46,783	16-14-206-005	13,803	16-14-207-001	EX	16-14-209-027	13,437
14-204-023	17,158	16-14-206-006	12,321	16-14-207-002	EX	16-14-209-028	13,254
14-204-024	17,799	16-14-206-007	8,622	16-14-207-003	EX	16-14-209-029	13,736
14-204-025	2,016	16-14-206-008	9,114	16-14-207-004	EX	16-14-209-030	10,568
14-204-026	2,016	16-14-206-009	13,807	16-14-207-008	EX	16-14-209-031	1,870
14-204-027	2,016	16-14-206-010	11,261	16-14-207-009	EX	16-14-209-032	13,520
14-204-028	7,926	16-14-206-011	12,131	16-14-208-001	47,500	16-14-209-033	13,276
14-204-029	1,317	16-14-206-012	17,306	16-14-208-002	14,289	16-14-209-034	1,870
14-204-030	1,317	16-14-206-013	7,202	16-14-208-003	18,265	16-14-209-035	1,870
14-204-031	11,471	16-14-206-014	1,345	16-14-208-004	63,030	16-14-209-036	EX
14-204-032	16,626	16-14-206-015	16,687	16-14-208-005	117,477	16-14-209-037	17,668
14-204-033	18,213	16-14-206-016	13,611	16-14-208-006	11,096	16-14-209-038	1,870
14-204-038	7,553	16-14-206-017	14,141	16-14-208-007	15,105	16-14-209-039	3,741
14-204-039	7,891	16-14-206-018	14,047	16-14-208-008	EX	16-14-209-040	1,360
14-204-040	9,430	16-14-206-019	12,367	16-14-208-009	EX	16-14-209-041	17,315
14-204-041	9,550	16-14-206-020	1,345	16-14-208-010	EX	16-14-209-042	14,727
14-204-042	12,279	16-14-206-021	12,565	16-14-208-011	14,730	16-14-209-043	3,052
14-204-043	12,107	16-14-206-022	12,502	16-14-208-012	13,594	16-14-210-001	163,643
14-204-044	5,517	16-14-206-023	1,238	16-14-208-013	13,664	16-14-210-002	14,403
14-205-001	109,887	16-14-206-024	15,525	16-14-208-014	7,730	16-14-210-003	16,388
14-205-005	11,996	16-14-206-025	15,811	16-14-208-015	223,313	16-14-210-004	13,154
14-205-006	29,710	16-14-206-026	591	16-14-208-016	3,741	16-14-210-005	15,425
14-205-007	11,495	16-14-206-027	691	16-14-208-017	22,366	16-14-210-006	907
14-205-008	14,908	16-14-206-028	8,207	16-14-208-018	15,161	16-14-210-007	26,734
4-205-009	26,259	16-14-206-029	807	16-14-208-019	2,991	16-14-210-008	29,047
4-205-010	8,567	16-14-206-030	EX	16-14-208-020	16,500	16-14-210-009	14,660
4-205-011	17,476	16-14-206-031	17,247	16-14-208-021	18,254	16-14-210-010	12,805
4-205-012	16,393	16-14-206-033	3,597	16-14-208-022	210,321	16-14-210-011	13,681
4-205-013	19,628	16-14-206-034	13,221	16-14-209-001	14,503	16-14-210-012	11,061
4-205-014	18,640	16-14-206-035	13,670	16-14-209-002	10,965	16-14-210-013	11,534
4-205-015	2,016	16-14-206-036*	12,454	16-14-209-003	12,591	16-14-210-014	11,904
4-205-016	EX	16-14-206-037	1,345	16-14-209-004	16,048	16-14-210-015	EX

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-14-210-016	14,664	16-14-214-004	16,415	16-14-216-017	EX	16-14-220-002	1,818
16-14-210-017	2,001	16-14-214-005	17,073	16-14-216-018	141,338	16-14-220-003	EX
16-14-210-018	5,378	16-14-214-006	1,859	16-14-216-019	3,381	16-14-220-004	EX
16-14-210-019	24,312	16-14-214-007	12,018	16-14-216-020	218	16-14-220-005	1,818
16-14-210-020	24,334	16-14-214-008	57,798	16-14-216-021	1,362	16-14-220-006	1,818
16-14-210-021	EX	16-14-214-009	11,320	16-14-216-022	1,439	16-14-220-007	1,818
16-14-210-022	25,088	16-14-214-010	1,859	16-14-216-023	9,225	16-14-220-008	170,505
16-14-210-023	2,494	16-14-214-011	12,809	16-14-216-024	1,297	16-14-220-009	17,295
16-14-210-024	1,247	16-14-214-012	1,855	16-14-216-025	9,143	16-14-220-010	12,112
16-14-210-025	13,042	16-14-214-013	1,491	16-14-216-026	8,975	16-14-220-011	12,273
16-14-210-026	EX	16-14-214-014	2,605	16-14-216-027	1,404	16-14-220-012	14,405
16-14-210-027	13,829	16-14-214-015	NSN	16-14-216-028	EX	16-14-220-013	EX
16-14-210-028	13,472	16-14-214-016	NSN	16-14-216-029	2,280	16-14-220-014	11,586
16-14-210-029	EX	16-14-214-017	2,263	16-14-216-030	5,546	16-14-220-015	EX
16-14-210-030	EX	16-14-214-018	4,168	16-14-216-031	EX	16-14-220-016	EX
16-14-210-031	EX	16-14-214-019	2,084	16-14-216-032	11,322	16-14-220-017	EX
16-14-210-032	37,880	16-14-214-020	2,084	16-14-216-033	13,749	16-14-220-020	16,694
16-14-210-033	24,280	16-14-214-021	2,084	16-14-216-034	4,927	16-14-221-001	EX
16-14-210-034	EX	16-14-214-022	31,264	16-14-216-035	69,582	16-14-221-002	7,856
16-14-210-035	EX	16-14-214-023	EX	16-14-216-036	12,635	16-14-221-003	1,530
16-14-210-036	1,465	16-14-214-024	EX	16-14-216-037	EX	16-14-221-004	11,353
16-14-210-037	EX	16-14-214-028	EX	16-14-218-001	EX	16-14-221-005	14,464
16-14-210-038	12,268	16-14-214-029	3,915	16-14-218-002	EX	16-14-221-006	18,429
16-14-211-001	11,015	16-14-214-030	EX	16-14-218-003	11,595	16-14-221-007	254,438
16-14-211-002	EX	16-14-215-001	1,798	16-14-218-004	6,330	16-14-221-008	12,388
16-14-211-003	EX	16-14-215-002	5,559	16-14-218-005	3,407	16-14-221-009	12,373
16-14-212-005	EX	16-14-215-003	1,816	16-14-218-006	EX	16-14-221-010	EX
16-14-212-006	2,285	16-14-215-005	45,839	16-14-218-007	1,801	16-14-221-011	12,373
16-14-212-007	EX	16-14-215-007	3,095	16-14-218-008	19,748	16-14-221-012	1,530
16-14-212-008	EX	16-14-215-008	8,098	16-14-218-009	1,713	16-14-221-013	1,798
16-14-212-009	EX	16-14-215-009	228,717	16-14-218-010	16,249	16-14-222-001	18,276
16-14-212-010	EX	16-14-215-010	3,348	16-14-218-011	2,258	16-14-222-002	7,372
16-14-212-011	EX	16-14-215-011	2,795	16-14-218-012	11,200	16-14-222-003	4,288
16-14-212-012	EX	16-14-215-012	1,225	16-14-218-018	3,695	16-14-222-004	1,530
16-14-213-001	EX	16-14-215-013	201,037	16-14-218-019	11,839	16-14-222-005	1,530
16-14-213-002	26,248	16-14-215-014	4,672	16-14-218-020	12,327	16-14-222-011	1,530
16-14-213-003	27,720	16-14-215-015	28,814	16-14-218-023	11,580	16-14-222-012	10,019
16-14-213-004	27,931	16-14-215-016	1,609	16-14-218-024	17,199	16-14-222-013	11,597
16-14-213-005	42,353	16-14-216-001	4,656	16-14-218-031	20,286	16-14-222-014	EX
16-14-213-006	41,560	16-14-216-002	6,304	16-14-219-001	10,527	16-14-222-015*	13,110
16-14-213-007	13,751	16-14-216-003	2,930	16-14-219-002	151,403	16-14-222-016	11,928
16-14-213-008	2,034	16-14-216-004	3,183	16-14-219-003	40,217	16-14-222-017	EX
16-14-213-009	11,678	16-14-216-005	1,936	16-14-219-004	78,348	16-14-222-018	1,530
16-14-213-010	14,453	16-14-216-006	20,234	16-14-219-005	40,219	16-14-222-019	15,187
16-14-213-011	14,577	16-14-216-007	3,839	16-14-219-006	3,010	16-14-222-020	14,699
16-14-213-012	3,403	16-14-216-008	EX	16-14-219-007	3,191	16-14-222-021	EX
16-14-213-013	16,142	16-14-216-009	9,561	16-14-219-008*	22,082	16-14-222-022	EX
16-14-213-014	1,563	16-14-216-010	2,411	16-14-219-009	EX	16-14-222-023	EX
16-14-213-015	13,653	16-14-216-011	7,941	16-14-219-010	EX	16-14-222-024	EX
16-14-213-016	611,983	16-14-216-012	22,976	16-14-219-011	EX	16-14-223-001	EX
16-14-213-021	87,196	16-14-216-013	EX	16-14-219-012	EX	16-14-223-002	EX
16-14-214-001	104,633	16-14-216-014	12,981	16-14-219-013	EX	16-14-224-001	EX
16-14-214-002	13,186	16-14-216-015	14,394	16-14-219-014	EX	16-14-224-002	4,312
16-14-214-003	EX	16-14-216-016	2,520	16-14-220-001	7,512	16-14-224-003	EX

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
14-224-004	13,862	16-14-227-001	11,769	16-14-228-008	EX	16-14-229-013	EX
14-224-005	EX	16-14-227-002	11,468	16-14-228-009	EX	16-14-229-014	EX
14-224-006	13,860	16-14-227-003	12,907	16-14-228-010	EX	16-14-229-015	EX
14-224-007	11,429	16-14-227-004	2,356	16-14-228-011	EX	16-14-229-016	EX
14-224-008	966	16-14-227-005	1,766	16-14-228-012	EX	16-14-229-017	EX
14-224-009	1,960	16-14-227-006	4,382	16-14-228-013	EX	16-14-229-018	EX
14-224-010	EX	16-14-227-007	14,723	16-14-228-014	EX	16-14-229-019	EX
14-224-011	12,408	16-14-227-008	11,904	16-14-228-015	EX	16-14-229-020	EX
14-224-012	12,896	16-14-227-009	12,643	16-14-228-016	EX	16-14-229-021	EX
14-224-013	14,379	16-14-227-010	-	16-14-228-017	EX	16-14-229-022	EX
14-224-014	1,798	16-14-227-011	13,537	16-14-228-018	EX	16-14-229-023	EX
14-224-015	1,798	16-14-227-012	11,848	16-14-228-019	EX	16-14-229-024	EX
14-224-016	15,279	16-14-227-013	1,798	16-14-228-020	EX	16-14-229-025	EX
14-224-017	3,453	16-14-227-014	12,591	16-14-228-021	EX	16-14-229-026	EX
14-224-018	35,186	16-14-227-015	11,848	16-14-228-022	8,364	16-14-229-027	EX
14-224-019	1,785	16-14-227-016	13,241	16-14-228-023	1,798	16-14-229-028	EX
14-224-020	EX	16-14-227-017	12,192	16-14-228-024	1,798	16-14-229-029	EX
14-224-021	11,608	16-14-227-018	15,366	16-14-228-025	12,439	16-14-229-030	EX
14-224-022	EX	16-14-227-019	8,316	16-14-228-026	EX	16-14-229-031	EX
14-224-023	12,199	16-14-227-020	16,792	16-14-228-027	EX	16-14-229-032	EX
14-224-024	11,608	16-14-227-021	1,798	16-14-228-028	EX	16-14-229-033	EX
14-224-025	11,608	16-14-227-022	1,798	16-14-228-029	EX	16-14-229-034	EX
14-224-026	12,094	16-14-227-023	1,798	16-14-228-030	EX	16-14-229-035	EX
14-224-027	11,950	16-14-227-024	12,960	16-14-228-031	EX	16-14-229-036	EX
14-224-028	15,131	16-14-227-025	12,153	16-14-228-032	EX	16-14-229-037	EX
14-224-029	8,114	16-14-227-026	17,082	16-14-228-033	EX	16-14-229-038	EX
14-224-030	1,308	16-14-227-027	13,441	16-14-228-035	EX	16-14-229-039	EX
14-224-031	13,082	16-14-227-028	14,241	16-14-228-036	EX	16-14-229-040	EX
14-224-032	11,972	16-14-227-029	6,492	16-14-228-037	EX	16-14-229-041	EX
14-224-033	12,003	16-14-227-030	17,792	16-14-228-038	EX	16-14-229-042	EX
14-224-034	11,972	16-14-227-031	13,016	16-14-228-040	EX	16-14-229-043	EX
14-224-035	13,441	16-14-227-032	9,114	16-14-228-041	EX	16-14-229-044	EX
14-224-036	1,803	16-14-227-033	12,007	16-14-228-042	EX	16-14-229-045	EX
14-224-037	11,913	16-14-227-034	11,948	16-14-228-043	EX	16-14-229-046	EX
14-224-038	11,815	16-14-227-035*	9,286	16-14-228-044	EX	16-14-229-047	EX
14-224-039	28,195	16-14-227-036	15,920	16-14-228-045	EX	16-14-229-048	EX
14-224-040	1,798	16-14-227-037	11,054	16-14-228-046	EX	16-14-229-049	EX
14-224-041	13,631	16-14-227-038	13,478	16-14-228-047	EX	16-14-229-050	EX
14-224-042	13,609	16-14-227-039	1,798	16-14-228-048	EX	16-14-229-051	EX
14-224-043	12,292	16-14-227-040	12,223	16-14-228-049	1,617	16-14-229-052	EX
14-224-044	12,591	16-14-227-041	9,790	16-14-228-050	1,617	16-14-230-001	EX
14-224-045	12,585	16-14-227-042	5,929	16-14-228-051	1,683	16-14-230-002	EX
4-224-046	12,711	16-14-227-043	11,294	16-14-229-001	EX	16-14-230-003	EX
4-224-047	EX	16-14-227-044	6,071	16-14-229-002	EX	16-14-230-004	EX
4-224-048	EX	16-14-227-045	7,516	16-14-229-003	EX	16-14-230-005	EX
4-224-049	EX	16-14-227-046	2,843	16-14-229-004	EX	16-14-230-006	EX
4-224-050	EX	16-14-227-047	1,798	16-14-229-005	EX	16-14-230-007	EX
1-226-016	EX	16-14-228-001	EX	16-14-229-006	EX	16-14-230-008	EX
1-226-017	12,962	16-14-228-002	EX	16-14-229-007	EX	16-14-230-009	EX
1-226-018	1,811	16-14-228-003	EX	16-14-229-008	EX	16-14-230-010	EX
-226-019	158,910	16-14-228-004	EX	16-14-229-009	EX	16-14-230-011	EX
-226-020	EX	16-14-228-005	EX	16-14-229-010	EX	16-14-230-012	EX
-226-021	EX	16-14-228-006	EX	16-14-229-011	EX	16-14-230-013	EX
-226-022	EX	16-14-228-007	EX	16-14-229-012	EX	16-14-230-014	EX

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

IN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
6-14-230-015	EX	16-14-232-030	EX	16-14-232-085	EX	16-14-302-015	EX
6-14-230-016	EX	16-14-232-031	EX	16-14-232-086	EX	16-14-302-016	EX
6-14-230-017	EX	16-14-232-032	EX	16-14-232-087	EX	16-14-302-017	EX
6-14-230-018	EX	16-14-232-033	EX	16-14-232-088	EX	16-14-302-018	11,979
6-14-231-001	EX	16-14-232-034	EX	16-14-232-089	EX	16-14-302-019	NSN
6-14-231-002	EX	16-14-232-035	EX	16-14-232-090	EX	16-14-302-020	NSN
6-14-231-003	EX	16-14-232-036	EX	16-14-232-091	EX	16-14-302-021	10,625
6-14-231-004	EX	16-14-232-038	EX	16-14-300-001	43,291	16-14-302-022	11,111
6-14-231-005	EX	16-14-232-039	EX	16-14-300-002	35,715	16-14-302-023	11,144
6-14-231-006	EX	16-14-232-040	EX	16-14-300-003	9,180	16-14-302-024	1,249
6-14-231-007	EX	16-14-232-041	EX	16-14-300-004	20,929	16-14-302-025	10,954
6-14-231-008	EX	16-14-232-042	EX	16-14-301-001	20,018	16-14-302-026	13,225
6-14-231-009	EX	16-14-232-043	EX	16-14-301-002	1,905	16-14-302-027	10,856
6-14-231-010	EX	16-14-232-044	EX	16-14-301-003	83,475	16-14-302-028*	11,017
6-14-231-011	EX	16-14-232-045	EX	16-14-301-004	11,859	16-14-302-029	11,634
6-14-231-012	EX	16-14-232-046	EX	16-14-301-005	10,479	16-14-302-030*	12,589
6-14-231-013	EX	16-14-232-047	EX	16-14-301-006	95,366	16-14-302-031	10,453
6-14-231-014	EX	16-14-232-048	EX	16-14-301-007	36,080	16-14-302-032	EX
6-14-231-015	EX	16-14-232-049	EX	16-14-301-008	EX	16-14-302-033	EX
6-14-231-016	EX	16-14-232-050	EX	16-14-301-009	EX	16-14-302-034	12,090
6-14-231-017	EX	16-14-232-051	EX	16-14-301-012	11,538	16-14-302-035	59,620
6-14-231-018	EX	16-14-232-052	EX	16-14-301-013	14,887	16-14-302-037	4,434
6-14-231-019	EX	16-14-232-053	EX	16-14-301-014	11,800	16-14-302-038	4,434
6-14-231-020	EX	16-14-232-054	EX	16-14-301-015	12,164	16-14-302-039	25,904
6-14-231-021	EX	16-14-232-055	EX	16-14-301-016	6,439	16-14-302-040	2,274
6-14-232-001	EX	16-14-232-056	EX	16-14-301-017	11,560	16-14-302-042	538
6-14-232-002	EX	16-14-232-057	EX	16-14-301-018	10,867	16-14-302-043	NSN
6-14-232-003	EX	16-14-232-058	EX	16-14-301-019	12,707	16-14-302-044	EX
6-14-232-004	EX	16-14-232-059	EX	16-14-301-020	12,737	16-14-302-045	9,685
6-14-232-005	EX	16-14-232-060	EX	16-14-301-021	11,148	16-14-303-003	12,340
6-14-232-006	EX	16-14-232-061	EX	16-14-301-022	1,720	16-14-303-008	17,945
6-14-232-007	EX	16-14-232-062	EX	16-14-301-023	11,948	16-14-303-009	36,219
6-14-232-008	EX	16-14-232-063	EX	16-14-301-024	81,500	16-14-303-010	56,712
6-14-232-009	EX	16-14-232-064	EX	16-14-301-025	34,336	16-14-303-011	10,450
6-14-232-010	EX	16-14-232-065	EX	16-14-301-027	863	16-14-303-014	3,946
6-14-232-011	EX	16-14-232-066	EX	16-14-301-028	10,241	16-14-303-015	3,159
6-14-232-012	EX	16-14-232-067	EX	16-14-301-029	220	16-14-303-016	5,197
6-14-232-013	EX	16-14-232-068	EX	16-14-301-030	377	16-14-303-017*	11,630
6-14-232-014	EX	16-14-232-069	EX	16-14-301-031	13,997	16-14-303-018	4,092
6-14-232-015	EX	16-14-232-070	EX	16-14-301-032	EX	16-14-303-019	165,770
6-14-232-016	EX	16-14-232-071	EX	16-14-302-001	EX	16-14-303-020	8,427
6-14-232-017	EX	16-14-232-072	EX	16-14-302-002	EX	16-14-303-021	EX
6-14-232-018	EX	16-14-232-073	EX	16-14-302-003	EX	16-14-303-022	EX
6-14-232-019	EX	16-14-232-074	EX	16-14-302-004	EX	16-14-303-023	2,311
6-14-232-020	EX	16-14-232-075	EX	16-14-302-005	EX	16-14-303-024	2,304
6-14-232-021	EX	16-14-232-076	EX	16-14-302-006	EX	16-14-303-025	11,765
6-14-232-022	EX	16-14-232-077	EX	16-14-302-007	EX	16-14-303-026	5,842
6-14-232-023	EX	16-14-232-078	EX	16-14-302-008	EX	16-14-303-027	122,425
6-14-232-024	EX	16-14-232-079	EX	16-14-302-009	EX	16-14-303-028	14,721
6-14-232-025	EX	16-14-232-080	EX	16-14-302-010	EX	16-14-304-009	44,045
6-14-232-026	EX	16-14-232-081	EX	16-14-302-011	EX	16-14-304-010	15,915
6-14-232-027	EX	16-14-232-082	EX	16-14-302-012	11,209	16-14-304-011	118,281
6-14-232-028	EX	16-14-232-083	EX	16-14-302-013	1,663	16-14-304-012	13,860
6-14-232-029	EX	16-14-232-084	EX	16-14-302-014	1,663	16-14-304-013	10,400

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
14-304-014	93,474	16-14-305-036	12,314	16-14-306-042	EX	16-14-308-023	4,148
14-304-019	12,990	16-14-305-037	14,028	16-14-306-043	EX	16-14-308-024	12,201
14-304-020	13,546	16-14-305-038	11,841	16-14-306-044	EX	16-14-308-025	12,380
14-304-021	11,963	16-14-305-039	11,379	16-14-306-045-1001	15,634	16-14-308-026	7,056
14-304-022	14,897	16-14-305-040	11,431	16-14-306-045-1002	15,634	16-14-308-027	12,885
14-304-023	13,709	16-14-305-041	12,183	16-14-306-045-1003	15,639	16-14-308-028	13,792
14-304-024	11,963	16-14-305-042	11,250	16-14-307-001	EX	16-14-308-029	EX
14-304-025	13,709	16-14-305-043	EX	16-14-307-002	EX	16-14-308-030	12,776
14-304-026	11,695	16-14-305-044	EX	16-14-307-003	3,529	16-14-308-031	12,691
14-304-027	9,291	16-14-305-045	EX	16-14-307-004	EX	16-14-308-032	17,805
14-304-028	1,720	16-14-305-046	14,134	16-14-307-005	EX	16-14-308-033	1,508
14-304-029	1,720	16-14-305-048	2,165	16-14-307-006	20,661	16-14-308-034	13,457
14-304-030	EX	16-14-305-049	EX	16-14-307-007	EX	16-14-308-035	12,079
14-304-031	EX	16-14-306-001	97,180	16-14-307-008	181,649	16-14-308-036	15,166
14-304-032	EX	16-14-306-002	13,045	16-14-307-009	13,685	16-14-308-037	12,168
14-304-033	77,310	16-14-306-003	9,598	16-14-307-010	EX	16-14-308-038	2,060
14-304-035	599	16-14-306-004	11,883	16-14-307-011	EX	16-14-308-039	13,439
14-304-036	586	16-14-306-005	12,358	16-14-307-012	2,324	16-14-308-040	12,663
14-304-037	580	16-14-306-006	12,489	16-14-307-013	7,277	16-14-308-041	EX
14-304-038	360	16-14-306-007	2,097	16-14-307-014	EX	16-14-309-001	23,800
14-304-039	360	16-14-306-008	11,316	16-14-307-015	992	16-14-309-002	14,091
14-304-040	199,443	16-14-306-009	12,630	16-14-307-017	12,151	16-14-309-003	5,705
14-304-041	430,633	16-14-306-010	12,898	16-14-307-018	12,589	16-14-309-004	11,632
14-305-001	42,281	16-14-306-011	7,512	16-14-307-019	13,066	16-14-309-005	17,958
14-305-002	11,708	16-14-306-012	7,479	16-14-307-020	14,200	16-14-309-006	5,476
14-305-003	11,880	16-14-306-013	7,527	16-14-307-021	EX	16-14-309-007	2,097
14-305-004	12,776	16-14-306-014	13,112	16-14-307-022	EX	16-14-309-008	16,589
14-305-005	12,704	16-14-306-015	14,514	16-14-307-023	3,320	16-14-309-009	12,548
14-305-006	14,196	16-14-306-016	14,058	16-14-307-024	2,738	16-14-309-010	12,027
14-305-007	13,890	16-14-306-017	13,927	16-14-307-025	2,123	16-14-309-011	12,031
14-305-008	12,138	16-14-306-018	2,097	16-14-307-026	EX	16-14-309-012	2,097
14-305-009	12,138	16-14-306-019	EX	16-14-307-027	EX	16-14-309-013	12,292
14-305-010	12,367	16-14-306-020	EX	16-14-307-028	1,020	16-14-309-014	12,606
14-305-011	12,367	16-14-306-021	21,751	16-14-307-029	643	16-14-309-015	13,317
14-305-012	2,097	16-14-306-022	25,200	16-14-308-001	193,194	16-14-309-016	7,771
14-305-013	13,169	16-14-306-023	12,840	16-14-308-002	9,633	16-14-309-017	21,485
14-305-014	11,902	16-14-306-024	3,865	16-14-308-003	4,170	16-14-309-018	EX
14-305-015	11,902	16-14-306-025	12,968	16-14-308-004	22,311	16-14-309-019	EX
14-305-016	12,628	16-14-306-026	12,615	16-14-308-005	6,025	16-14-309-020	4,196
14-305-019	2,097	16-14-306-027	EX	16-14-308-006	11,813	16-14-309-021	2,097
4-305-020	2,097	16-14-306-028	NSN	16-14-308-007	2,084	16-14-309-022	11,789
4-305-023	59,106	16-14-306-029	2,097	16-14-308-008	2,084	16-14-309-023	7,124
4-305-024	4,532	16-14-306-030	15,782	16-14-308-009	EX	16-14-309-024	12,689
4-305-025	2,265	16-14-306-031	2,097	16-14-308-010	2,084	16-14-309-025	2,097
4-305-026	2,274	16-14-306-032	13,829	16-14-308-011	12,340	16-14-309-026	10,372
4-305-027	2,149	16-14-306-033	11,514	16-14-308-012	19,826	16-14-309-027	7,237
4-305-028	14,291	16-14-306-034	1,526	16-14-308-013	13,688	16-14-309-028	2,097
4-305-029	15,586	16-14-306-035	13,986	16-14-308-014	11,617	16-14-309-029	11,754
4-305-030	2,891	16-14-306-036	2,088	16-14-308-015	2,084	16-14-309-030	11,510
4-305-031	12,347	16-14-306-037	EX	16-14-308-016	12,979	16-14-309-031	2,097
4-305-032	11,981	16-14-306-038	98,854	16-14-308-019	2,084	16-14-309-032	11,588
4-305-033	10,947	16-14-306-039	13,084	16-14-308-020	12,428	16-14-309-033	12,460
4-305-034	12,462	16-14-306-040	14,281	16-14-308-021	EX	16-14-309-034	5,977
4-305-035	12,866	16-14-306-041	19,334	16-14-308-022	3,377	16-14-309-035	12,617

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-14-309-036	7,200	16-14-311-010	15,183	16-14-312-037	12,742	16-14-313-044	2,097
16-14-309-037	EX	16-14-311-011	14,300	16-14-312-038	1,801	16-14-313-045	6,132
16-14-310-001	EX	16-14-311-012	12,979	16-14-312-039	13,587	16-14-314-001	65,284
16-14-310-002	5,574	16-14-311-013	16,848	16-14-312-040	13,727	16-14-314-002	12,255
16-14-310-003	2,097	16-14-311-014	2,592	16-14-312-041	13,156	16-14-314-003	11,577
16-14-310-004	12,393	16-14-311-015	13,426	16-14-312-043-1001	3,514	16-14-314-004	13,740
16-14-310-005	13,698	16-14-311-016	EX	16-14-312-043-1002	3,028	16-14-314-005	12,258
16-14-310-006	12,447	16-14-311-017	14,952	16-14-312-043-1003	3,028	16-14-314-006	1,526
16-14-310-007*	12,127	16-14-311-018	222	16-14-312-043-1004	3,906	16-14-314-007	12,912
16-14-310-008	16,423	16-14-311-019	992	16-14-312-043-1005	3,028	16-14-314-008	12,007
16-14-310-009	12,033	16-14-311-020	34,222	16-14-312-043-1006	3,028	16-14-314-009	9,958
16-14-310-010	13,389	16-14-311-021	1,942	16-14-313-001	54,140	16-14-314-010	16,766
16-14-310-011	14,470	16-14-311-022	17,642	16-14-313-002	8,635	16-14-314-011	1,526
16-14-310-012	1,526	16-14-311-023	16,393	16-14-313-003	2,097	16-14-314-012	12,521
16-14-310-013	2,097	16-14-311-024	17,269	16-14-313-004	2,097	16-14-314-013	11,867
16-14-310-014	NSN	16-14-311-025	14,956	16-14-313-005	11,946	16-14-314-014	11,948
16-14-310-015	12,088	16-14-311-026	314,025	16-14-313-006*	12,393	16-14-314-015	4,196
16-14-310-016	11,989	16-14-311-027	EX	16-14-313-007	12,116	16-14-314-016	14,267
16-14-310-017	13,140	16-14-312-001	10,348	16-14-313-008	12,521	16-14-314-017	12,401
16-14-310-018	EX	16-14-312-002*	4,593	16-14-313-009	14,045	16-14-314-018	11,856
16-14-310-019	8,992	16-14-312-003	11,645	16-14-313-010	12,321	16-14-314-019	13,435
16-14-310-020	12,410	16-14-312-004	11,551	16-14-313-011	12,994	16-14-314-020	11,599
16-14-310-021	2,097	16-14-312-005	2,666	16-14-313-012	11,346	16-14-314-021	12,179
16-14-310-022	19,381	16-14-312-006	4,170	16-14-313-013	13,417	16-14-314-022	2,097
16-14-310-023	12,373	16-14-312-007	11,652	16-14-313-014	13,230	16-14-314-023	2,097
16-14-310-024	12,297	16-14-312-008	2,084	16-14-313-015	11,381	16-14-314-024	EX
16-14-310-025	13,975	16-14-312-009	13,897	16-14-313-016	12,493	16-14-314-025	2,097
16-14-310-026	14,697	16-14-312-010	11,288	16-14-313-017	7,013	16-14-314-026	11,850
16-14-310-027	22,422	16-14-312-011	2,084	16-14-313-018	9,016	16-14-314-027	11,835
16-14-310-028	3,654	16-14-312-012	16,617	16-14-313-019	6,758	16-14-314-028	11,176
16-14-310-029	13,840	16-14-312-013	2,084	16-14-313-020	EX	16-14-314-029	15,715
16-14-310-030	13,402	16-14-312-014	5,378	16-14-313-021	11,998	16-14-314-030	15,811
16-14-310-031	12,428	16-14-312-015	5,378	16-14-313-022	11,965	16-14-314-031	12,857
16-14-310-032	13,749	16-14-312-016	5,391	16-14-313-023	4,042	16-14-314-032	2,097
16-14-310-033	12,430	16-14-312-017	12,377	16-14-313-024	40,814	16-14-314-033	2,097
16-14-310-034	12,066	16-14-312-018	2,084	16-14-313-025	2,997	16-14-314-034	2,093
16-14-310-035	12,249	16-14-312-019	2,500	16-14-313-026	EX	16-14-314-035	88,572
16-14-310-036	EX	16-14-312-020*	18,760	16-14-313-027	EX	16-14-314-036	13,225
16-14-310-037	108,297	16-14-312-021	5,295	16-14-313-028	12,244	16-14-314-037*	11,545
16-14-310-038	2,533	16-14-312-022	4,170	16-14-313-029	11,867	16-14-314-038	EX
16-14-310-039	2,533	16-14-312-023	22,915	16-14-313-030	959	16-14-314-039	EX
16-14-310-040	3,852	16-14-312-024	12,107	16-14-313-031	12,809	16-14-314-040	EX
16-14-310-041	EX	16-14-312-025	11,902	16-14-313-032	7,270	16-14-314-042	14,134
16-14-310-045-1001	8,580	16-14-312-026	EX	16-14-313-033	14,008	16-14-314-043	EX
16-14-310-045-1002	8,580	16-14-312-027	11,800	16-14-313-034	2,097	16-14-315-001	14,634
16-14-311-001	EX	16-14-312-028	12,598	16-14-313-035	2,097	16-14-315-002	16,955
16-14-311-002	35,160	16-14-312-029	12,401	16-14-313-036	2,097	16-14-315-003	3,529
16-14-311-003	25,259	16-14-312-030	12,327	16-14-313-037	12,044	16-14-315-004	5,031
16-14-311-004	3,558	16-14-312-031	13,005	16-14-313-038	13,208	16-14-315-005	4,336
16-14-311-005	90,767	16-14-312-032	12,210	16-14-313-039	3,677	16-14-315-006	50,857
16-14-311-006	EX	16-14-312-033	20,910	16-14-313-040	14,812	16-14-315-007	16,075
16-14-311-007	11,429	16-14-312-034	13,310	16-14-313-041	9,060	16-14-315-008	EX
16-14-311-008	1,380	16-14-312-035	4,846	16-14-313-042	12,964	16-14-315-009	1,009
16-14-311-009	EX	16-14-312-036	14,640	16-14-313-043	12,563	16-14-315-010	2,060

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
14-315-011	31,866	16-14-318-027	15,030	16-14-321-004	EX	16-14-324-005	14,588
14-315-012	EX	16-14-318-028	3,446	16-14-321-005	179,155	16-14-324-006	10,797
14-315-013	EX	16-14-318-029	2,635	16-14-323-002	22,551	16-14-324-007	11,856
14-315-014	EX	16-14-318-030	2,635	16-14-323-003	20,709	16-14-324-008	11,856
14-317-001	3,050	16-14-318-031	EX	16-14-323-004	20,709	16-14-324-009	11,856
14-317-002	3,050	16-14-319-001	45,874	16-14-323-005	8,979	16-14-324-010	959
14-317-003	3,050	16-14-319-002	12,109	16-14-323-006	2,997	16-14-324-011	14,732
14-317-004	12,393	16-14-319-003	5,489	16-14-323-007	2,997	16-14-324-012	13,324
14-317-005	2,125	16-14-319-004	5,489	16-14-323-008	2,997	16-14-324-013	13,951
14-317-006*	12,722	16-14-319-005	5,838	16-14-323-009*	29,444	16-14-324-014	12,164
14-317-007	6,950	16-14-319-006	EX	16-14-323-010	EX	16-14-324-015	20,469
14-317-008	7,978	16-14-319-007	13,215	16-14-323-011	10,283	16-14-324-016	15,641
14-317-009	6,045	16-14-319-008	11,957	16-14-323-012	959	16-14-324-017	15,660
14-317-010	2,125	16-14-319-009	13,302	16-14-323-013	959	16-14-324-018	18,054
14-317-011	2,125	16-14-319-010	13,062	16-14-323-014	12,388	16-14-324-019	12,138
14-317-012	13,267	16-14-319-011	953	16-14-323-015	12,600	16-14-324-020	EX
14-317-013	12,462	16-14-319-012	12,626	16-14-323-016	12,517	16-14-324-021	EX
14-317-014	12,312	16-14-319-013	13,376	16-14-323-017	959	16-14-324-022	13,249
14-317-015	EX	16-14-319-014	11,758	16-14-323-018	8,033	16-14-324-023	EX
14-317-016	11,458	16-14-319-015	12,521	16-14-323-019	9,132	16-14-324-024	19,242
14-317-017	11,957	16-14-319-016	11,331	16-14-323-020	11,301	16-14-324-025	11,309
14-317-018*	6,263	16-14-319-017	11,331	16-14-323-021	8,571	16-14-324-026	11,586
14-317-019	2,125	16-14-319-018	953	16-14-323-022	6,049	16-14-324-027	11,928
14-317-020	2,125	16-14-319-019	11,819	16-14-323-023	9,190	16-14-324-028	6,228
14-317-021	11,878	16-14-319-020	11,331	16-14-323-024	6,147	16-14-324-029	EX
14-317-024	970	16-14-319-021	11,928	16-14-323-025*	7,845	16-14-324-030	959
14-317-039	12,314	16-14-320-001	18,714	16-14-323-026	959	16-14-324-031	1,439
14-317-041	EX	16-14-320-002	11,536	16-14-323-027	12,353	16-14-324-032	1,439
14-318-001	13,725	16-14-320-003	11,107	16-14-323-028	959	16-14-324-033	955
14-318-002	13,433	16-14-320-004	11,436	16-14-323-029	1,234	16-14-324-034	11,612
14-318-003	14,429	16-14-320-005	953	16-14-323-030	12,578	16-14-324-035	10,599
14-318-004	12,929	16-14-320-006	12,138	16-14-323-031	959	16-14-324-036	13,777
14-318-005	2,097	16-14-320-007	14,932	16-14-323-032	11,865	16-14-324-037	959
14-318-006	2,097	16-14-320-008	12,094	16-14-323-033	EX	16-14-324-038	16,225
14-318-007	2,097	16-14-320-009	11,532	16-14-323-034	959	16-14-324-039	EX
14-318-008	2,097	16-14-320-010	12,094	16-14-323-035	698	16-14-324-040	11,312
14-318-009	11,952	16-14-320-011	953	16-14-323-036	11,837	16-14-324-041	23,144
14-318-010	13,273	16-14-320-012	11,889	16-14-323-037*	12,473	16-14-324-042	14,958
14-318-011	13,356	16-14-320-013	9,705	16-14-323-038	14,335	16-14-324-043	14,732
14-318-012	11,632	16-14-320-014	14,464	16-14-323-039	959	16-14-324-044	13,664
14-318-013	13,193	16-14-320-015	693	16-14-323-040	10,869	16-14-324-045	5,038
14-318-014	12,367	16-14-320-016	953	16-14-323-041	11,458	16-14-325-001	2,897
14-318-015	13,954	16-14-320-017	8,959	16-14-323-042	959	16-14-325-002	2,690
14-318-016	13,531	16-14-320-018	13,062	16-14-323-043	11,832	16-14-325-003	2,328
14-318-017	13,001	16-14-320-019	12,652	16-14-323-044	11,458	16-14-325-004	2,328
14-318-018	11,660	16-14-320-020	EX	16-14-323-045	EX	16-14-325-005	2,328
14-318-019	11,671	16-14-320-021	14,664	16-14-323-046	1,038	16-14-325-006	2,328
14-318-020	11,939	16-14-320-022	2,398	16-14-323-047	1,151	16-14-325-007	15,691
14-318-021	11,174	16-14-320-023	2,398	16-14-323-048	31,133	16-14-325-008	7,719
14-318-022	11,407	16-14-320-024	44,291	16-14-323-049	9,077	16-14-325-014	12,561
14-318-023	11,161	16-14-320-025	16,341	16-14-324-001	996	16-14-325-015	11,998
14-318-024	EX	16-14-321-001	217,866	16-14-324-002	13,546	16-14-325-016	11,998
14-318-025	5,068	16-14-321-002	210,515	16-14-324-003	11,998	16-14-325-017	11,512
14-318-026	5,068	16-14-321-003	EX	16-14-324-004	14,204	16-14-325-018	12,704

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-14-325-019	13,034	16-14-326-028	3,710	16-14-328-001	153,833	16-14-328-059	220,270
16-14-325-020	11,477	16-14-326-029	3,710	16-14-328-002	2,662	16-14-328-060	138,755
16-14-325-021	11,669	16-14-326-030	62,068	16-14-328-003	20,975	16-14-328-061	EX
16-14-325-022	11,896	16-14-326-031	42,567	16-14-328-004	14,376	16-14-328-062	EX
16-14-325-023	12,901	16-14-326-032	2,771	16-14-328-005	EX	16-14-400-001	52,597
16-14-325-024	12,925	16-14-326-033	14,673	16-14-328-008	12,936	16-14-400-007	11,250
16-14-325-025	12,587	16-14-326-034	2,771	16-14-328-009	11,824	16-14-400-008	82,424
16-14-325-026	7,396	16-14-326-035	33,025	16-14-328-010	11,824	16-14-400-009	13,116
16-14-325-027	15,817	16-14-326-036	38,364	16-14-328-011	12,186	16-14-400-010	10,625
16-14-325-028	7,311	16-14-326-037	2,771	16-14-328-012	12,589	16-14-400-011	1,720
16-14-325-029	18,662	16-14-326-038	EX	16-14-328-013	959	16-14-400-012	10,137
16-14-325-030	11,822	16-14-326-039	3,579	16-14-328-014	959	16-14-400-013	10,623
16-14-325-031	6,779	16-14-326-040	68,815	16-14-328-015	12,465	16-14-400-014	11,852
16-14-325-032	13,740	16-14-326-041	3,529	16-14-328-016	929	16-14-400-015	NSN
16-14-325-033	11,782	16-14-326-042	7,573	16-14-328-017	11,924	16-14-400-016	12,081
16-14-325-034	11,843	16-14-326-043	19,791	16-14-328-018	12,236	16-14-400-017	12,462
16-14-325-035	13,090	16-14-326-044	41,261	16-14-328-019*	11,787	16-14-400-018	12,018
16-14-325-036	12,332	16-14-327-001	EX	16-14-328-020	11,837	16-14-400-019	12,018
16-14-325-037	12,332	16-14-327-002	11,163	16-14-328-021	16,295	16-14-400-020	13,367
16-14-325-038	17,219	16-14-327-003	11,652	16-14-328-022	959	16-14-400-021	2,202
16-14-325-039	13,326	16-14-327-004	931	16-14-328-023	959	16-14-400-022	11,529
16-14-325-040	959	16-14-327-005	931	16-14-328-024	13,801	16-14-400-023	18,871
16-14-325-041	1,918	16-14-327-006	6,703	16-14-328-025	14,893	16-14-400-024	6,952
16-14-325-042	959	16-14-327-007	11,724	16-14-328-026	1,055	16-14-400-026	56,625
16-14-325-043	12,486	16-14-327-008	11,785	16-14-328-027	12,275	16-14-400-027	364
16-14-325-044	14,196	16-14-327-009	EX	16-14-328-028	12,406	16-14-400-028	1,367
16-14-325-045	111,816	16-14-327-010	EX	16-14-328-029	20,805	16-14-400-029	NSN
16-14-325-049	16,190	16-14-327-011	11,577	16-14-328-030	12,253	16-14-400-030	338
16-14-326-001	NSN	16-14-327-012	12,628	16-14-328-031	13,742	16-14-400-031	466
16-14-326-002	11,643	16-14-327-013	11,298	16-14-328-032	13,339	16-14-400-032	1,288
16-14-326-003	931	16-14-327-014	12,247	16-14-328-033	12,537	16-14-400-037	512
16-14-326-004	7,290	16-14-327-015	EX	16-14-328-034	12,068	16-14-400-039	10,638
16-14-326-005	12,683	16-14-327-016	11,497	16-14-328-035	12,090	16-14-400-040	466
16-14-326-006*	6,313	16-14-327-017	13,552	16-14-328-036	12,120	16-14-400-041	364
16-14-326-007	11,264	16-14-327-018	14,507	16-14-328-037	14,649	16-14-400-042	EX
16-14-326-008	12,199	16-14-327-019	12,537	16-14-328-038	16,314	16-14-400-043	364
16-14-326-009	11,407	16-14-327-021	EX	16-14-328-039	75,361	16-14-400-044	334
16-14-326-010	12,170	16-14-327-022	5,925	16-14-328-040	5,400	16-14-400-045	144
16-14-326-011	14,690	16-14-327-023	5,925	16-14-328-041	2,699	16-14-400-046	144
16-14-326-012	12,253	16-14-327-024	39,892	16-14-328-042	EX	16-14-400-047	290
16-14-326-013	15,124	16-14-327-025*	48,505	16-14-328-043*	26,226	16-14-400-048	44
16-14-326-014	931	16-14-327-026	10,647	16-14-328-046	EX	16-14-400-049	364
16-14-326-015	931	16-14-327-027*	13,306	16-14-328-047	EX	16-14-400-050	305
16-14-326-016	7,412	16-14-327-028	2,771	16-14-328-048	EX	16-14-400-051	57
16-14-326-017	15,351	16-14-327-029	2,997	16-14-328-049	EX	16-14-400-052	159
16-14-326-018	12,646	16-14-327-030	2,997	16-14-328-050	EX	16-14-400-053	305,186
16-14-326-019	15,955	16-14-327-031	EX	16-14-328-051	5,400	16-14-400-054	11,512
16-14-326-020	12,022	16-14-327-032	2,370	16-14-328-052	2,699	16-14-401-001	15,397
16-14-326-021	931	16-14-327-033	2,370	16-14-328-053	2,699	16-14-401-002	1,264
16-14-326-022	14,601	16-14-327-034	13,753	16-14-328-054	EX	16-14-401-003	17,308
16-14-326-024	3,327	16-14-327-035	117,791	16-14-328-055	3,137	16-14-401-004	17,592
16-14-326-025	3,327	16-14-327-036	13,162	16-14-328-056	19,375	16-14-401-005	EX
16-14-326-026	2,771	16-14-327-037*	28,810	16-14-328-057	23,680	16-14-401-006	12,098
16-14-326-027	5,090	16-14-327-038	EX	16-14-328-058	17,064	16-14-401-007	13,018

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
6-14-401-008	19,460	16-14-402-008	127,265	16-14-403-009*	37,222	16-14-404-036	14,246
6-14-401-009	12,098	16-14-402-009	49,305	16-14-403-015	41,307	16-14-404-037	14,928
6-14-401-010	13,199	16-14-402-010	11,704	16-14-403-016	11,447	16-14-404-038	14,823
6-14-401-011	12,266	16-14-402-011	12,168	16-14-403-017	11,492	16-14-404-039	3,636
6-14-401-012	12,452	16-14-402-012	11,468	16-14-403-018	EX	16-14-404-040	70,151
6-14-401-013	12,938	16-14-402-013	12,848	16-14-403-019	12,955	16-14-404-041	9,393
6-14-401-014	12,938	16-14-402-014	11,739	16-14-403-020	EX	16-14-404-042	EX
6-14-401-015	12,938	16-14-402-015	12,377	16-14-403-024	1,733	16-14-405-001	64,377
6-14-401-016	NSN	16-14-402-016	13,010	16-14-403-025	11,767	16-14-405-002	12,840
6-14-401-017	NSN	16-14-402-017	10,876	16-14-403-026	6,605	16-14-405-003	13,328
6-14-401-018	17,954	16-14-402-018	10,801	16-14-403-027	1,929	16-14-405-004	1,515
6-14-401-019	EX	16-14-402-019	11,203	16-14-403-033	2,365	16-14-405-005	11,922
6-14-401-020	EX	16-14-402-020	2,524	16-14-403-034	349	16-14-405-006	18,826
6-14-401-021	13,555	16-14-402-021	12,031	16-14-403-035	349	16-14-405-007	17,210
6-14-401-022	13,069	16-14-402-022	9,332	16-14-403-036	349	16-14-405-008	13,668
6-14-401-023	EX	16-14-402-023	11,198	16-14-403-037	2,350	16-14-405-009	EX
6-14-401-024	13,071	16-14-402-024	11,837	16-14-403-038	EX	16-14-405-010	EX
6-14-401-025	1,576	16-14-402-025	12,460	16-14-403-039	EX	16-14-405-011	13,613
6-14-401-026	12,212	16-14-402-026	11,667	16-14-403-040	EX	16-14-405-012	14,769
6-14-401-027	9,936	16-14-402-027	12,835	16-14-403-041	EX	16-14-405-013	12,746
6-14-401-028	15,279	16-14-402-028	41,056	16-14-403-042	EX	16-14-405-014	12,593
6-14-401-029	12,303	16-14-402-029	1,659	16-14-404-001	2,686	16-14-405-015	18,954
6-14-401-030	12,303	16-14-402-030	349	16-14-404-002	8,366	16-14-405-016	13,470
6-14-401-031	14,422	16-14-402-031	299	16-14-404-003	21,542	16-14-405-017	2,084
6-14-401-032	12,231	16-14-402-032	412	16-14-404-004	13,893	16-14-405-018	13,858
6-14-401-033	EX	16-14-402-033	11,636	16-14-404-005	EX	16-14-405-019	12,343
6-14-401-034	12,870	16-14-402-034	349	16-14-404-006	14,695	16-14-405-020	192,082
6-14-401-035	14,228	16-14-402-035	349	16-14-404-007	12,646	16-14-405-021	76,528
6-14-401-036	12,162	16-14-402-036	2,226	16-14-404-008	2,511	16-14-405-022	14,817
6-14-401-037	12,192	16-14-402-037	504	16-14-404-009	2,686	16-14-405-023	13,784
6-14-401-039	19,033	16-14-402-038	427	16-14-404-010	2,317	16-14-405-024	13,317
6-14-401-040	EX	16-14-402-039	384	16-14-404-011	13,537	16-14-405-025	18,590
6-14-401-041	122	16-14-402-040	118	16-14-404-012	14,065	16-14-405-026	2,605
6-14-401-042	113	16-14-402-041	504	16-14-404-013	2,084	16-14-405-027	13,326
6-14-401-043	1,134	16-14-402-042	852	16-14-404-014	13,075	16-14-405-028	12,772
6-14-401-044	1,916	16-14-402-043	1,844	16-14-404-015	14,793	16-14-405-029	12,872
6-14-401-045	EX	16-14-402-044	NSN	16-14-404-016	11,957	16-14-405-030	12,737
6-14-401-046	613	16-14-402-045	83	16-14-404-017	13,334	16-14-405-031	13,286
6-14-401-048	547	16-14-402-046	340	16-14-404-018	11,665	16-14-405-032	14,908
6-14-401-050	490	16-14-402-047	83	16-14-404-019	11,322	16-14-405-033	13,223
6-14-401-051	486	16-14-402-048	340	16-14-404-020	16,678	16-14-405-034	13,188
6-14-401-052	436	16-14-402-049	170	16-14-404-021	2,084	16-14-405-035	13,703
6-14-401-053	EX	16-14-402-050	123,177	16-14-404-022	11,957	16-14-405-036	13,258
6-14-401-054	408	16-14-402-051	116,616	16-14-404-025	EX	16-14-405-037	12,979
6-14-401-055	EX	16-14-402-052	427	16-14-404-026	10,243	16-14-405-038	12,737
6-14-401-056	368	16-14-402-053	427	16-14-404-027	2,607	16-14-405-039	14,841
6-14-401-057	EX	16-14-403-001	68,447	16-14-404-028	2,607	16-14-406-001	20,430
6-14-401-058	519	16-14-403-002*	12,083	16-14-404-029	13,090	16-14-406-002	13,675
6-14-401-059	EX	16-14-403-003*	11,902	16-14-404-030	13,653	16-14-406-003	12,271
6-14-401-060	69,840	16-14-403-004*	11,902	16-14-404-031	12,471	16-14-406-004	13,666
6-14-401-061	1,740	16-14-403-005*	13,779	16-14-404-032	12,659	16-14-406-005	12,127
6-14-401-062	2,912	16-14-403-006*	13,472	16-14-404-033	2,433	16-14-406-006	14,764
6-14-402-001	57,872	16-14-403-007	2,825	16-14-404-034	12,774	16-14-406-007	12,205
6-14-402-002	14,276	16-14-403-008	2,978	16-14-404-035	12,613	16-14-406-008	12,931

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-14-406-009	12,585	16-14-407-021	14,069	16-14-408-034	12,421	16-14-411-016	14,551
16-14-406-010	14,069	16-14-407-022	EX	16-14-408-035	12,229	16-14-411-017	93,694
16-14-406-011	12,537	16-14-407-023	EX	16-14-408-036	11,713	16-14-411-018	EX
16-14-406-012	12,358	16-14-407-024	2,084	16-14-408-037	12,229	16-14-411-019	14,030
16-14-406-013	12,197	16-14-407-025	11,983	16-14-408-038	2,518	16-14-411-020	13,393
16-14-406-014	12,369	16-14-407-026	2,084	16-14-408-039	72,124	16-14-411-022	12,896
16-14-406-015	12,421	16-14-407-027	2,084	16-14-410-002	EX	16-14-411-023	251
16-14-406-016	16,303	16-14-407-028	12,912	16-14-410-003	16,735	16-14-411-024	13,653
16-14-406-017	1,042	16-14-407-029	17,869	16-14-410-004	12,537	16-14-411-025	13,653
16-14-406-018	12,445	16-14-407-030	12,687	16-14-410-005	12,565	16-14-411-026	13,644
16-14-406-019	12,325	16-14-407-031	11,691	16-14-410-006	1,831	16-14-411-027	1,526
16-14-406-020	13,757	16-14-407-032	12,112	16-14-410-007	14,010	16-14-411-028	14,222
16-14-406-021	19,347	16-14-407-033	11,654	16-14-410-008	12,077	16-14-411-029	14,006
16-14-406-022	12,439	16-14-407-034	EX	16-14-410-009	13,419	16-14-411-030	13,518
16-14-406-023	EX	16-14-407-035	2,324	16-14-410-010	EX	16-14-411-031	12,606
16-14-406-024	EX	16-14-407-038	73,171	16-14-410-011	13,526	16-14-411-032	12,757
16-14-406-025	13,899	16-14-407-039	EX	16-14-410-012	14,352	16-14-411-033	67,341
16-14-406-026	13,134	16-14-407-040	50,005	16-14-410-013	14,468	16-14-411-034	22,516
16-14-406-027	13,134	16-14-407-042*	23,743	16-14-410-014	12,347	16-14-411-036	22,368
16-14-406-028	13,134	16-14-407-043	EX	16-14-410-015	8,691	16-14-415-014	EX
16-14-406-029	13,367	16-14-407-044*	18,560	16-14-410-016	6,178	16-14-415-015	EX
16-14-406-030	14,880	16-14-408-001	EX	16-14-410-017	2,237	16-14-415-016	EX
16-14-406-031	13,367	16-14-408-002	EX	16-14-410-018	15,137	16-14-415-017	EX
16-14-406-032	14,913	16-14-408-003	EX	16-14-410-019	15,137	16-14-415-023	EX
16-14-406-033	13,692	16-14-408-004	2,097	16-14-410-020	14,488	16-14-415-024	EX
16-14-406-034	12,879	16-14-408-005	12,216	16-14-410-021	14,488	16-14-500-018	113
16-14-406-035	13,367	16-14-408-006	2,097	16-14-410-022	14,488	16-14-500-027	35
16-14-406-036	15,033	16-14-408-007	12,042	16-14-410-023	14,921	16-14-500-028	22
16-14-406-037	13,367	16-14-408-008	11,604	16-14-410-024	14,287	16-14-500-029	7
16-14-406-038	13,367	16-14-408-009	15,497	16-14-410-025	2,237	16-14-500-032	EX
16-14-406-039	EX	16-14-408-010	11,752	16-14-410-026	18,612	16-14-500-034	7
16-14-406-040	13,528	16-14-408-011	13,319	16-14-410-027	14,512	16-14-500-035	4
16-14-406-041	13,467	16-14-408-012	11,551	16-14-410-028	13,099	16-14-500-037	17
16-14-406-042	4,033	16-14-408-013	11,285	16-14-410-029	14,512	16-14-500-039	11
16-14-407-001	EX	16-14-408-014	12,530	16-14-410-030	12,968	16-14-500-040	2
16-14-407-002	2,084	16-14-408-015	12,042	16-14-410-031	12,480	16-14-500-042	303
16-14-407-003	12,221	16-14-408-016	2,097	16-14-410-032	EX	16-14-500-044	EX
16-14-407-004	2,084	16-14-408-017	15,261	16-14-410-033	33,470	16-14-500-045	35
16-14-407-005	EX	16-14-408-018	2,097	16-14-410-034	35,940	16-14-500-046	61
16-14-407-006	10,036	16-14-408-019	12,170	16-14-411-001	4,702	16-14-500-048	1,676
16-14-407-007	16,399	16-14-408-020	14,141	16-14-411-002	13,895	16-14-500-049	253
16-14-407-008	2,084	16-14-408-021	12,604	16-14-411-003	12,774	16-14-500-062	EX
16-14-407-009	11,769	16-14-408-022	EX	16-14-411-004	12,550	16-14-500-063	EX
16-14-407-010	16,007	16-14-408-023	EX	16-14-411-005	EX	16-14-500-064	EX
16-14-407-011	2,084	16-14-408-024	15,187	16-14-411-006	12,946	16-14-500-065	EX
16-14-407-012	13,348	16-14-408-025	15,148	16-14-411-007	2,391	16-14-500-066	EX
16-14-407-013	EX	16-14-408-026	73,513	16-14-411-008	13,180	16-14-500-069	EX
16-14-407-014	EX	16-14-408-027	12,452	16-14-411-009	15,107	16-14-500-074	EX
16-14-407-015	EX	16-14-408-028	11,859	16-14-411-010	14,542	16-14-500-075	EX
16-14-407-016	EX	16-14-408-029	12,288	16-14-411-011	13,653	16-14-500-076	EX
16-14-407-017	14,049	16-14-408-030	13,040	16-14-411-012	14,165	16-14-500-077	EX
16-14-407-018	1,685	16-14-408-031	12,288	16-14-411-013	EX	16-14-500-078	EX
16-14-407-019	EX	16-14-408-032	12,907	16-14-411-014	2,097	16-14-500-079	EX
16-14-407-020	EX	16-14-408-033	13,500	16-14-411-015	2,097	16-14-500-080	EX

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
14-500-081	EX	16-15-316-006	9,707	16-15-317-006	14,137	16-15-318-022	EX
14-500-084	EX	16-15-316-007	913	16-15-317-007	1,153	16-15-318-023	EX
14-501-007	RR	16-15-316-008	11,527	16-15-317-008	12,724	16-15-318-024	EX
6-15-306-033	12,491	16-15-316-009	913	16-15-317-009	12,728	16-15-318-025	1,123
6-15-306-034	12,491	16-15-316-010	10,751	16-15-317-010	1,153	16-15-318-026	3,385
6-15-306-035	5,973	16-15-316-011	11,150	16-15-317-011	12,728	16-15-318-027	3,555
6-15-306-036	6,989	16-15-316-012	12,421	16-15-317-012	12,728	16-15-318-028	3,555
6-15-306-039	EX	16-15-316-013	12,258	16-15-317-013	12,728	16-15-318-029	4,177
6-15-306-040	2,226	16-15-316-014	11,769	16-15-317-014	12,728	16-15-318-030	1,068
6-15-307-019	12,914	16-15-316-015	11,769	16-15-317-015	12,728	16-15-318-031	979
6-15-307-020	11,830	16-15-316-016	10,664	16-15-317-016	14,409	16-15-318-032	889
6-15-307-021	12,742	16-15-316-017	11,124	16-15-317-017	14,156	16-15-318-033	1,051
6-15-307-022	16,447	16-15-316-018	12,421	16-15-317-018	EX	16-15-400-015	13,964
6-15-307-023	14,239	16-15-316-019	913	16-15-317-019	13,921	16-15-400-016	892
6-15-307-024	994	16-15-316-020	11,769	16-15-317-020	12,707	16-15-400-018	2,217
6-15-307-025	12,417	16-15-316-021	913	16-15-317-021	14,219	16-15-400-019	5,988
6-15-307-026	12,351	16-15-316-022	52,063	16-15-317-022	12,439	16-15-400-020	14,819
6-15-307-027	15,067	16-15-316-023	14,725	16-15-317-023	11,952	16-15-400-021	20,611
6-15-307-028	556	16-15-316-024	12,033	16-15-317-024	EX	16-15-400-022	16,681
6-15-307-031	12,602	16-15-316-025	13,367	16-15-317-025	994	16-15-400-023	EX
6-15-307-032	12,561	16-15-316-026	12,685	16-15-317-026	12,521	16-15-400-024	4,905
6-15-307-033	985	16-15-316-027	12,343	16-15-317-027	12,288	16-15-400-025	EX
6-15-307-034	8,724	16-15-316-028	12,521	16-15-317-028	14,819	16-15-400-026	EX
6-15-307-035	8,925	16-15-316-029	14,725	16-15-317-029	13,382	16-15-400-027	25,396
6-15-307-036	17,439	16-15-316-030	14,017	16-15-317-030	14,819	16-15-400-028	11,242
6-15-307-037	12,066	16-15-316-031	13,071	16-15-317-031	12,733	16-15-400-029	11,253
6-15-307-038	11,377	16-15-316-032	12,521	16-15-317-032*	12,696	16-15-400-030	EX
6-15-307-039	6,893	16-15-316-033	12,582	16-15-317-033	2,291	16-15-400-031	114,711
6-15-307-040	14,392	16-15-316-034	8,536	16-15-317-034	3,800	16-15-400-032	1,798
6-15-307-041	12,476	16-15-316-035	8,966	16-15-317-035	4,639	16-15-400-033	EX
6-15-307-042	14,841	16-15-316-036	8,515	16-15-317-036	42,083	16-15-401-001	1,894
6-15-307-043	6,535	16-15-316-037	8,515	16-15-317-037	49,593	16-15-401-002	12,877
15-315-001	-	16-15-316-038	9,289	16-15-317-042	64,699	16-15-401-003	13,365
15-315-002	33,588	16-15-316-039	9,186	16-15-318-001	48,658	16-15-401-004	14,433
15-315-003	7,226	16-15-316-040	8,909	16-15-318-002	12,308	16-15-401-005	14,433
15-315-004	3,069	16-15-316-041	1,020	16-15-318-003	12,308	16-15-401-006	13,365
15-315-005	3,069	16-15-316-042	693	16-15-318-004	12,308	16-15-401-007	13,365
15-315-006	3,069	16-15-316-043	EX	16-15-318-005	12,314	16-15-401-008	13,365
15-315-007	2,976	16-15-316-044*	11,035	16-15-318-006	15,120	16-15-401-009	5,742
15-315-008	22,634	16-15-316-045*	11,523	16-15-318-007	15,133	16-15-401-010	5,757
15-315-009	33,034	16-15-316-046	12,864	16-15-318-008	12,454	16-15-401-011	5,757
5-315-010	42,892	16-15-316-047*	12,700	16-15-318-009	15,643	16-15-401-012	EX
5-315-011	39,426	16-15-316-048*	11,017	16-15-318-010	17,389	16-15-401-013	931
5-315-012	12,491	16-15-316-049*	10,673	16-15-318-011	158,934	16-15-401-014	931
5-315-013	959	16-15-316-050*	8,138	16-15-318-012	994	16-15-401-015	13,228
5-315-014	6,793	16-15-316-051	13,696	16-15-318-013	11,510	16-15-401-016	73,674
5-315-015	10,361	16-15-316-053	6,457	16-15-318-014	12,613	16-15-401-017	74,866
5-315-016	10,169	16-15-316-054	913	16-15-318-015	11,523	16-15-401-018	-
5-315-017	3,900	16-15-316-055	913	16-15-318-016	6,518	16-15-401-019	-
3-15-018	3,961	16-15-317-001	25,372	16-15-318-017	6,431	16-15-401-020	6,073
3-15-019	909	16-15-317-002	994	16-15-318-018	12,990	16-15-401-021	5,408
3-15-020	1,105	16-15-317-003	12,855	16-15-318-019	11,063	16-15-401-022	7,048
316-004	913	16-15-317-004	12,711	16-15-318-020	11,549	16-15-401-023	7,048
316-005	913	16-15-317-005	13,823	16-15-318-021	12,142	16-15-401-024	931

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
6-15-401-025	7,937	16-15-404-010	13,609	16-15-405-023	6,413	16-15-407-011	6,845
16-15-401-026	6,163	16-15-404-011	7,290	16-15-405-024	7,043	16-15-407-012	5,984
16-15-401-027	13,297	16-15-404-012	12,238	16-15-405-025	6,413	16-15-407-013	6,333
16-15-401-028	17,365	16-15-404-013	7,675	16-15-405-026	10,156	16-15-407-014	6,420
16-15-401-029	5,936	16-15-404-014	959	16-15-405-027*	6,954	16-15-407-015*	7,161
16-15-401-030	7,453	16-15-404-015	5,877	16-15-405-028	7,457	16-15-407-016	36,321
16-15-401-031	1,864	16-15-404-016	6,243	16-15-405-029	6,376	16-15-407-017*	11,987
16-15-401-032	18,651	16-15-404-017	8,199	16-15-405-030	6,888	16-15-407-018	30,628
16-15-401-033	18,651	16-15-404-018	12,827	16-15-405-031	6,376	16-15-407-019	7,479
16-15-401-034	17,999	16-15-404-019	6,623	16-15-405-032	6,492	16-15-407-021	8,890
16-15-401-035	18,470	16-15-404-020	698	16-15-405-033	6,376	16-15-407-022	-
16-15-401-036	5,757	16-15-404-021	1,362	16-15-405-034	1,264	16-15-407-023	567
16-15-401-037	15,654	16-15-404-022	957	16-15-405-035	898	16-15-407-024	7,041
16-15-402-001	1,070	16-15-404-023	EX	16-15-405-037	9,561	16-15-407-025	6,411
16-15-402-002	7,479	16-15-404-024	EX	16-15-405-038	6,963	16-15-407-027	6,424
16-15-402-003	6,206	16-15-404-025	7,826	16-15-405-039	358	16-15-407-028	5,829
16-15-402-004	5,857	16-15-404-026	7,904	16-15-406-001	15,368	16-15-407-029	8,735
16-15-402-005	5,825	16-15-404-027	8,713	16-15-406-002	14,664	16-15-407-030	9,047
16-15-402-006	7,667	16-15-404-028	13,236	16-15-406-003	12,979	16-15-407-032	841
16-15-402-007	7,893	16-15-404-029	10,923	16-15-406-004	12,820	16-15-407-033	EX
16-15-402-008	6,365	16-15-404-030	18,640	16-15-406-005	12,979	16-15-407-034	6,614
16-15-402-009	6,300	16-15-404-031	EX	16-15-406-006	14,664	16-15-407-035	61,661
16-15-402-010	8,462	16-15-404-032	17,757	16-15-406-007	14,348	16-15-407-036	3,739
16-15-402-011	6,531	16-15-404-033	12,188	16-15-406-008	14,501	16-15-407-037	1,406
16-15-402-012	6,178	16-15-404-034	14,106	16-15-406-009	EX	16-15-407-038	377
16-15-402-013	4,988	16-15-404-038	EX	16-15-406-010	7,157	16-15-408-005	5,367
16-15-402-016	7,375	16-15-404-039	815	16-15-406-011	6,644	16-15-408-006	4,410
16-15-402-017	10,579	16-15-404-040	815	16-15-406-012	6,527	16-15-408-007	3,396
16-15-402-035	7,076	16-15-404-041	3,490	16-15-406-013	6,322	16-15-408-008	2,906
16-15-402-036	EX	16-15-404-042	1,099	16-15-406-014	6,082	16-15-408-009	2,906
16-15-402-037	EX	16-15-404-043	1,229	16-15-406-015	6,418	16-15-408-010	2,906
16-15-402-038	EX	16-15-404-044	33,904	16-15-406-016	5,790	16-15-408-011	3,080
16-15-403-008	11,708	16-15-405-001	EX	16-15-406-017	8,783	16-15-408-012	18,357
16-15-403-009	12,646	16-15-405-002	7,266	16-15-406-018	10,729	16-15-408-013	18,749
16-15-403-010	959	16-15-405-003	8,672	16-15-406-019	7,595	16-15-408-014	22,832
16-15-403-011	11,867	16-15-405-004	5,870	16-15-406-020	7,595	16-15-408-015	22,220
16-15-403-012	15,588	16-15-405-005	7,277	16-15-406-021	6,490	16-15-408-016	22,159
16-15-403-013	EX	16-15-405-006	6,219	16-15-406-022	6,490	16-15-408-017	22,159
16-15-403-014	13,975	16-15-405-007	10,426	16-15-406-023	6,490	16-15-408-018	11,253
16-15-403-015	11,026	16-15-405-008	6,219	16-15-406-024	959	16-15-408-019	20,413
16-15-403-016	698	16-15-405-009	892	16-15-406-025	6,322	16-15-408-020	10,204
16-15-403-017	959	16-15-405-010	11,887	16-15-406-026*	6,490	16-15-408-021	8,247
16-15-403-030	EX	16-15-405-011	8,866	16-15-406-027	425	16-15-408-022	27,279
16-15-403-031	EX	16-15-405-012	6,413	16-15-406-028	1,352	16-15-408-023	20,149
16-15-403-032	EX	16-15-405-013	6,413	16-15-407-001	11,793	16-15-408-024	10,945
16-15-403-033	EX	16-15-405-014	6,413	16-15-407-002	13,430	16-15-408-025	5,411
16-15-404-001	695	16-15-405-015*	6,817	16-15-407-003	12,944	16-15-408-026	105,021
16-15-404-002	815	16-15-405-016	6,413	16-15-407-004	12,652	16-15-408-027	EX
16-15-404-003	EX	16-15-405-017	6,413	16-15-407-005	12,155	16-15-409-001	1,737
16-15-404-004	815	16-15-405-018	9,173	16-15-407-006	13,419	16-15-409-002	EX
16-15-404-005	815	16-15-405-019	6,817	16-15-407-007	EX	16-15-409-003	872
16-15-404-006	EX	16-15-405-020	6,413	16-15-407-008	17,954	16-15-409-004	11,017
16-15-404-007	815	16-15-405-021	9,417	16-15-407-009	5,984	16-15-409-005	11,669
16-15-404-009	EX	16-15-405-022	6,413	16-15-407-010*	6,333	16-15-409-006	2,949

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
15-409-007	14,594	16-15-410-041	9,988	16-15-411-051	12,022	16-15-413-002	19,140
15-409-008	19,523	16-15-410-042	11,301	16-15-411-052	13,546	16-15-413-003*	12,698
15-409-009	8,369	16-15-410-043	12,829	16-15-411-053	11,894	16-15-413-004*	12,469
15-409-010	9,060	16-15-410-044	7,954	16-15-411-054	12,962	16-15-413-005	13,411
15-409-011	8,369	16-15-411-001	93,260	16-15-412-001	205,889	16-15-413-006	EX
15-409-012	8,369	16-15-411-002	8,741	16-15-412-002	EX	16-15-413-007	11,933
15-409-013	8,369	16-15-411-003	8,855	16-15-412-004	10,849	16-15-413-008	13,611
16-15-409-014	15,246	16-15-411-004	23,510	16-15-412-005	691	16-15-413-009	959
16-15-409-015	11,939	16-15-411-005	1,112	16-15-412-006	10,993	16-15-413-010	12,083
15-15-409-016	14,206	16-15-411-006	111,177	16-15-412-007	6,309	16-15-413-011	10,363
15-15-409-017	EX	16-15-411-007	57,848	16-15-412-008	5,716	16-15-413-012	11,983
16-15-409-018	7,444	16-15-411-008	EX	16-15-412-009	691	16-15-413-015	EX
16-15-409-019	11,979	16-15-411-009	EX	16-15-412-010	691	16-15-413-016	10,335
16-15-409-020	1,846	16-15-411-010	959	16-15-412-011	6,215	16-15-413-017	12,744
16-15-410-001	1,840	16-15-411-011	16,349	16-15-412-012	501	16-15-413-018	14,612
16-15-410-002	EX	16-15-411-012	11,850	16-15-412-013	691	16-15-413-019*	12,221
15-15-410-003	10,923	16-15-411-013*	5,960	16-15-412-014	10,638	16-15-413-020	18,013
15-15-410-004	8,576	16-15-411-014*	7,324	16-15-412-015	18,058	16-15-413-021	13,378
16-15-410-005	11,691	16-15-411-015	5,897	16-15-412-016	691	16-15-413-022	8,233
16-15-410-006	1,811	16-15-411-016	7,213	16-15-412-017	691	16-15-413-023	EX
16-15-410-007	920	16-15-411-017	13,348	16-15-412-018	691	16-15-413-024	EX
16-15-410-008	EX	16-15-411-018	12,859	16-15-412-019	69,877	16-15-413-025*	14,187
15-15-410-009	42,519	16-15-411-019	5,101	16-15-412-020	98	16-15-413-026*	14,435
15-15-410-010	EX	16-15-411-020	6,932	16-15-412-021	8,783	16-15-413-027*	2,056
15-15-410-011	959	16-15-411-021	14,512	16-15-412-023	8,983	16-15-413-028	EX
16-15-410-012	10,583	16-15-411-022	12,497	16-15-412-024	9,757	16-15-413-029	13,496
16-15-410-013*	5,382	16-15-411-023	13,616	16-15-412-025	10,429	16-15-413-030	EX
16-15-410-014	10,575	16-15-411-024	7,566	16-15-412-026	726	16-15-413-031	10,075
16-15-410-015	6,304	16-15-411-025	14,989	16-15-412-027	7,680	16-15-413-032	10,564
15-15-410-016	11,253	16-15-411-026	14,804	16-15-412-028	11,654	16-15-413-033	11,780
15-15-410-017	7,259	16-15-411-027	11,979	16-15-412-029	4	16-15-413-034	11,292
15-15-410-018	14,943	16-15-411-028	11,414	16-15-412-030	508	16-15-413-035	11,867
15-15-410-019	10,102	16-15-411-029	6,346	16-15-412-031	440	16-15-413-036	12,469
15-15-410-020	11,872	16-15-411-030	EX	16-15-412-032	170	16-15-413-037	13,191
15-15-410-021	6,930	16-15-411-031	558	16-15-412-033	211	16-15-413-038	11,669
15-15-410-022	6,437	16-15-411-032	8,839	16-15-412-034	689	16-15-413-039	11,453
15-15-410-023	8,358	16-15-411-033	8,920	16-15-412-035	262	16-15-413-040	12,469
15-15-410-024	8,358	16-15-411-034	8,026	16-15-412-036	135	16-15-413-041	11,891
15-15-410-025	12,319	16-15-411-035	6,407	16-15-412-037	13,197	16-15-413-042	11,765
15-15-410-026	11,595	16-15-411-036	7,259	16-15-412-038	EX	16-15-413-043	2,997
15-15-410-027	10,974	16-15-411-037	698	16-15-412-039	7,130	16-15-413-044	6,734
15-15-410-028	12,938	16-15-411-038	959	16-15-412-040	959	16-15-413-045	EX
15-15-410-029	5,668	16-15-411-039	7,072	16-15-412-041	6,472	16-15-414-003	5,537
15-15-410-030	10,963	16-15-411-040	12,188	16-15-412-042	12,074	16-15-414-004	EX
15-15-410-031	959	16-15-411-041	7,259	16-15-412-043	12,925	16-15-414-005	16,552
15-15-410-032	12,456	16-15-411-042	10,069	16-15-412-044	959	16-15-414-006	959
15-15-410-033	11,852	16-15-411-043	6,555	16-15-412-045	959	16-15-414-007	150
15-15-410-034	480	16-15-411-044	11,322	16-15-412-046	12,401	16-15-414-008	150
15-15-410-035	8,683	16-15-411-045	12,521	16-15-412-047	959	16-15-414-009	150
15-15-410-036	6,553	16-15-411-046	863	16-15-412-048	121,340	16-15-414-010	150
15-15-410-037	7,283	16-15-411-047	6,178	16-15-412-049	13,332	16-15-414-011	150
15-15-410-038	NSN	16-15-411-048	140	16-15-412-050	13,108	16-15-414-012	5,626
15-15-410-039	NSN	16-15-411-049	16,519	16-15-412-051	EX	16-15-414-013	5,511
15-15-410-040	7,736	16-15-411-050	12,031	16-15-413-001	20,164	16-15-414-014	5,162

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-15-414-015	5,162	16-15-416-020	21,980	16-15-417-049	968	16-15-428-046	EX
16-15-414-016	5,557	16-15-416-021	38,436	16-15-417-050	11,567	16-15-428-047	EX
16-15-414-017	13,313	16-15-416-022	2,322	16-15-418-014	16,508	16-15-428-048	EX
16-15-414-018	12,439	16-15-416-023	54,862	16-15-418-015	10,612	16-15-428-049	EX
16-15-414-019	959	16-15-416-024	54,862	16-15-418-016	10,182	16-15-428-050	EX
16-15-414-022	11,564	16-15-416-025	1,160	16-15-418-017	11,050	16-15-428-051	EX
16-15-414-023	12,739	16-15-416-026	1,160	16-15-418-018	11,434	16-15-500-027	2,108
16-15-414-024	12,118	16-15-416-027	31,569	16-15-418-019	10,967	16-15-500-028	EX
16-15-414-025	12,118	16-15-416-028	959	16-15-418-020	10,274	16-15-500-046	EX
16-15-414-026	12,595	16-15-416-029	5,816	16-15-418-021	10,487	16-22-207-002	4,312
16-15-414-027	12,066	16-15-416-030	959	16-15-418-022	968	16-22-207-003	3,542
16-15-414-028	10,259	16-15-416-031	24,260	16-15-418-023	36,465	16-22-207-004	40,119
16-15-414-029	11,170	16-15-416-032	4,512	16-15-418-037	5,339	16-22-207-005	EX
16-15-414-030	8,151	16-15-416-035	NSN	16-15-418-038	2,727	16-22-207-006	EX
16-15-414-031	14,734	16-15-416-036	NSN	16-15-418-039	2,699	16-22-207-022	EX
16-15-414-033	17,958	16-15-416-037	EX	16-15-418-040	5,633	16-22-207-023	12,048
16-15-414-034	12,391	16-15-417-001	979	16-15-418-041	2,422	16-22-207-024	15,089
16-15-414-035	9,853	16-15-417-002	4,329	16-15-418-042	1,210	16-22-207-025	2,304
16-15-414-036	9,838	16-15-417-003	10,289	16-15-418-043	14,573	16-22-207-026	EX
16-15-414-037	6,136	16-15-417-004	9,114	16-15-418-044	1,212	16-22-207-029	17,899
16-15-414-038	7,767	16-15-417-005	18,032	16-15-418-045	EX	16-22-207-030	2,402
16-15-414-039	11,950	16-15-417-006	15,915	16-15-418-046	EX	16-22-207-031	2,402
16-15-414-040	12,883	16-15-417-007	10,679	16-15-424-018	99,240	16-22-207-032	6,522
16-15-414-041	12,136	16-15-417-008	10,141	16-15-424-019	953	16-22-207-033	EX
16-15-414-042	959	16-15-417-011	9,005	16-15-424-020	6,474	16-22-207-034	2,492
16-15-414-043	6,703	16-15-417-012	EX	16-15-424-021	6,614	16-22-207-035	5,336
16-15-414-044	1,535	16-15-417-013	968	16-15-424-022	12,519	16-22-207-036	20,899
16-15-414-045	1,070	16-15-417-014	9,358	16-15-424-023	8,148	16-22-207-038	EX
16-15-414-046	11,050	16-15-417-015	6,631	16-15-424-024	6,989	16-22-207-039	EX
16-15-414-047	13,319	16-15-417-016	4,767	16-15-424-025	7,961	16-22-215-021	2,402
16-15-414-049	16,388	16-15-417-017	11,948	16-15-424-026	8,277	16-22-215-022	82,117
16-15-414-050	EX	16-15-417-018	6,337	16-15-424-027	10,692	16-22-215-023	38,874
16-15-414-051	15,346	16-15-417-019	968	16-15-424-028	6,888	16-22-215-024	34,155
16-15-414-052	7,098	16-15-417-020	8,628	16-15-424-029	9,496	16-22-215-025	6,110
16-15-414-053	13,524	16-15-417-021	15,111	16-15-424-030	8,944	16-22-215-026	2,402
16-15-416-001	4,109	16-15-417-022	-	16-15-424-031	13,018	16-22-215-027	39,166
16-15-416-002	4,109	16-15-417-024	4,802	16-15-424-032	959	16-22-215-028	2,402
16-15-416-003	4,109	16-15-417-025	117,130	16-15-424-033	9,073	16-22-215-029	2,402
16-15-416-004	19,063	16-15-417-026*	6,721	16-15-424-034	12,085	16-22-215-030	2,402
16-15-416-005	27,194	16-15-417-027	EX	16-15-424-035	9,718	16-22-215-031	2,402
16-15-416-006	26,883	16-15-417-028*	7,883	16-15-424-036	13,286	16-22-215-032	2,402
16-15-416-007	24,173	16-15-417-036	EX	16-15-424-037	959	16-22-215-033	2,402
16-15-416-008	12,391	16-15-417-037	EX	16-15-424-038	13,703	16-22-215-034*	9,177
16-15-416-009	804	16-15-417-038	3,575	16-15-424-039	959	16-22-215-035	2,402
16-15-416-010	2,173	16-15-417-039*	726	16-15-424-040	6,971	16-22-215-036	11,285
16-15-416-011	2,173	16-15-417-040	4,098	16-15-424-041	959	16-22-215-037	EX
16-15-416-012	17,873	16-15-417-041*	968	16-15-428-023	EX	16-22-215-038	EX
16-15-416-013	2,644	16-15-417-042	968	16-15-428-024	EX	16-22-215-039	9,975
16-15-416-014	6,108	16-15-417-043	643	16-15-428-025	EX	16-22-215-040	-
16-15-416-015	968	16-15-417-044*	2,716	16-15-428-031	EX	16-22-215-041	-
16-15-416-016	10,904	16-15-417-045*	2,716	16-15-428-032	EX	16-22-215-042	-
16-15-416-017	10,904	16-15-417-046*	3,346	16-15-428-041	EX	16-22-215-043	-
16-15-416-018	39,238	16-15-417-047	EX	16-15-428-042	EX	16-22-222-023	50,907
16-15-416-019	33,749	16-15-417-048	EX	16-15-428-043	EX	16-22-222-024	2,402

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV						
16-22-222-025	2,402	16-22-407-010	26,242	16-23-101-017	11,547	16-23-102-029	11,139
16-22-222-026	2,402	16-22-407-011*	24,437	16-23-101-018	11,447	16-23-102-030	EX
16-22-222-027	2,304	16-23-100-001	67,488	16-23-101-019	10,712	16-23-102-031	12,541
16-22-222-031	2,367	16-23-100-002	6,919	16-23-101-020	12,253	16-23-102-032	1,498
16-22-222-032	10,038	16-23-100-003	3,283	16-23-101-021	12,744	16-23-102-033*	10,579
16-22-222-033	18,908	16-23-100-004	2,736	16-23-101-022	1,498	16-23-102-034	15,135
16-22-222-034	11,054	16-23-100-005	37,560	16-23-101-023	EX	16-23-102-035	EX
16-22-222-035	8,722	16-23-100-006	21,568	16-23-101-024	EX	16-23-102-036	13,906
16-22-222-036	11,536	16-23-100-007	EX	16-23-101-025	EX	16-23-102-037	1,498
16-22-222-037	12,776	16-23-100-008	4,486	16-23-101-026	EX	16-23-102-038	13,692
16-22-222-038*	-	16-23-100-009	39,979	16-23-101-027	1,498	16-23-103-001	EX
16-22-222-039*	41,804	16-23-100-010	EX	16-23-101-028	10,036	16-23-103-002	58,827
16-22-222-040	19,102	16-23-100-011	2,398	16-23-101-029	11,381	16-23-103-003	EX
16-22-222-041	EX	16-23-100-012	2,398	16-23-101-030	1,498	16-23-103-004	1,090
16-22-222-042	19,726	16-23-100-013	2,398	16-23-101-031	EX	16-23-103-005	11,841
16-22-222-043	EX	16-23-100-014	EX	16-23-101-032	11,370	16-23-103-006	11,800
16-22-222-044	28,862	16-23-100-015	EX	16-23-101-033	EX	16-23-103-007	15,608
16-22-222-045	EX	16-23-100-016	EX	16-23-101-034	15,131	16-23-103-008	2,997
16-22-230-016	EX	16-23-100-017	EX	16-23-101-035*	11,935	16-23-103-009	10,620
16-22-230-017	EX	16-23-100-018	EX	16-23-101-036	14,849	16-23-103-010	1,498
16-22-230-018	EX	16-23-100-019	29,049	16-23-101-037	EX	16-23-103-011	EX
16-22-230-019	EX	16-23-100-020	2,398	16-23-101-038	11,824	16-23-103-012	EX
16-22-230-020	EX	16-23-100-021	3,021	16-23-101-039	14,924	16-23-103-013*	17,825
16-22-230-021	EX	16-23-100-022	12,127	16-23-101-040	15,240	16-23-103-014	14,087
16-22-230-022	30,654	16-23-100-023	1,498	16-23-101-041	1,498	16-23-103-015	2,097
16-22-230-023	4,506	16-23-100-024	11,597	16-23-101-042	EX	16-23-103-016	1,737
16-22-230-024	4,447	16-23-100-025	11,521	16-23-102-001	EX	16-23-103-017	1,979
16-22-230-025*	4,506	16-23-100-026	1,498	16-23-102-002	22,967	16-23-103-019	98,248
16-22-230-026*	7,944	16-23-100-027	1,090	16-23-102-003	EX	16-23-103-020	11,370
16-22-230-027	EX	16-23-100-028	1,090	16-23-102-004	7,717	16-23-103-021	11,370
16-22-230-028	15,285	16-23-100-029	11,506	16-23-102-005	10,529	16-23-103-022	73,306
16-22-230-029	15,482	16-23-100-030	1,498	16-23-102-006	11,117	16-23-103-023	18,529
16-22-230-030	EX	16-23-100-031	11,205	16-23-102-007	15,534	16-23-103-024	16,190
16-22-230-031	EX	16-23-100-032	11,464	16-23-102-008	9,914	16-23-103-025	16,508
16-22-230-032	EX	16-23-100-033	11,407	16-23-102-009	1,498	16-23-103-026	3,154
16-22-230-033	19,560	16-23-100-034	EX	16-23-102-010	9,864	16-23-103-027	10,684
16-22-230-034	13,328	16-23-100-035	EX	16-23-102-011	11,296	16-23-103-028*	17,008
16-22-230-035	2,086	16-23-100-036	EX	16-23-102-012	9,853	16-23-103-029	EX
16-22-230-036	8,371	16-23-101-001	52,132	16-23-102-013	11,468	16-23-103-030	2,476
16-22-230-037	2,086	16-23-101-002	26,144	16-23-102-014	15,643	16-23-103-031	3,154
16-22-230-038	EX	16-23-101-003	2,930	16-23-102-015	11,065	16-23-103-032	3,972
16-22-230-039	2,086	16-23-101-004	5,823	16-23-102-016	11,346	16-23-103-033	132,608
16-22-230-040	2,086	16-23-101-005	41,017	16-23-102-017	9,982	16-23-103-034	11,937
16-22-230-041	8,861	16-23-101-006	11,645	16-23-102-018	9,685	16-23-103-035	1,360
16-22-230-042*	36,411	16-23-101-007	45,117	16-23-102-019	13,733	16-23-104-001	124,328
16-22-407-001	2,289	16-23-101-008	2,736	16-23-102-020	11,046	16-23-104-002	66,622
16-22-407-002	5,716	16-23-101-009	11,612	16-23-102-021	1,679	16-23-104-003	14,305
16-22-407-003	5,716	16-23-101-010	11,183	16-23-102-022	1,707	16-23-104-004	4,460
16-22-407-004	12,983	16-23-101-011	11,325	16-23-102-023	11,747	16-23-104-005	218,943
16-22-407-005	4,628	16-23-101-012	11,098	16-23-102-024	11,562	16-23-104-006	EX
16-22-407-006	4,628	16-23-101-013	11,488	16-23-102-025	1,498	16-23-104-007	7,647
16-22-407-007	4,628	16-23-101-014	1,498	16-23-102-026	12,861	16-23-104-008	2,191
16-22-407-008	25,701	16-23-101-015	13,084	16-23-102-027	EX	16-23-104-009	5,670
16-22-407-009	2,664	16-23-101-016	11,804	16-23-102-028*	10,592	16-23-104-010	EX

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
6-23-104-011	EX	16-23-105-032	11,340	16-23-107-006	EX	16-23-108-032	14,773
6-23-104-012	168,962	16-23-105-033	1,439	16-23-107-007	EX	16-23-108-033	2,247
6-23-104-013	2,744	16-23-105-034	1,439	16-23-107-008	EX	16-23-108-034	EX
16-23-104-014	71,594	16-23-105-035	14,126	16-23-107-009	EX	16-23-108-035	12,992
16-23-104-015	2,877	16-23-105-036	719	16-23-107-010	EX	16-23-108-036	EX
16-23-104-016	33,398	16-23-105-037	EX	16-23-107-011	EX	16-23-109-001	EX
16-23-104-017	38,628	16-23-106-001	18,819	16-23-107-012	EX	16-23-109-013	EX
16-23-104-018	EX	16-23-106-002	17,633	16-23-107-013	EX	16-23-109-014	1,679
16-23-104-019	EX	16-23-106-003	2,877	16-23-107-014	EX	16-23-109-015	11,257
16-23-104-020	1,620	16-23-106-004	28,844	16-23-107-015	EX	16-23-109-016	11,717
16-23-104-021	EX	16-23-106-005	2,877	16-23-107-016	EX	16-23-109-017	12,491
16-23-104-022	EX	16-23-106-006	28,731	16-23-107-017	EX	16-23-109-018	11,257
16-23-104-023	EX	16-23-106-007	6,906	16-23-107-018	EX	16-23-109-019	11,257
16-23-104-024	1,620	16-23-106-008	7,052	16-23-107-019	EX	16-23-109-020	11,257
16-23-104-025	1,620	16-23-106-009	1,498	16-23-107-020	EX	16-23-109-021	EX
16-23-104-026	12,702	16-23-106-010	11,523	16-23-107-021	EX	16-23-109-022	EX
16-23-104-027	12,609	16-23-106-011	13,542	16-23-107-022	EX	16-23-109-032	EX
16-23-104-028	51,127	16-23-106-012	11,117	16-23-107-023	14,538	16-23-109-033	10,677
16-23-104-029	14,932	16-23-106-013	11,172	16-23-107-024	EX	16-23-109-034	11,388
16-23-104-030*	10,317	16-23-106-014	11,174	16-23-107-025	1,498	16-23-109-035	11,848
16-23-104-031	3,675	16-23-106-015	10,976	16-23-107-026	14,104	16-23-109-036	11,497
16-23-104-032	3,109	16-23-106-016	10,651	16-23-107-027	14,067	16-23-109-037	2,247
16-23-104-033	EX	16-23-106-017	10,586	16-23-107-028	8,992	16-23-109-038	2,247
16-23-105-001	EX	16-23-106-018	10,714	16-23-107-029	EX	16-23-109-039	51,932
16-23-105-002	EX	16-23-106-019	14,839	16-23-108-001	EX	16-23-109-040	9,504
16-23-105-003	2,877	16-23-106-020	1,439	16-23-108-002	EX	16-23-109-041	2,354
16-23-105-004	EX	16-23-106-021	13,607	16-23-108-003	11,268	16-23-109-042	EX
16-23-105-005	EX	16-23-106-022	14,283	16-23-108-004	15,636	16-23-109-043	EX
16-23-105-006	6,405	16-23-106-023	11,427	16-23-108-005	1,498	16-23-110-001	15,599
16-23-105-007	EX	16-23-106-024	11,497	16-23-108-006	11,800	16-23-110-002	14,494
16-23-105-008	EX	16-23-106-025	2,899	16-23-108-007	17,239	16-23-110-003	16,652
16-23-105-009	1,498	16-23-106-026	14,300	16-23-108-008	2,097	16-23-110-004	1,498
6-23-105-010	EX	16-23-106-027	11,625	16-23-108-009	EX	16-23-110-005	13,622
6-23-105-011	EX	16-23-106-028	11,680	16-23-108-011	EX	16-23-110-006	11,673
6-23-105-012	EX	16-23-106-029	11,436	16-23-108-012	EX	16-23-110-007	11,235
6-23-105-013	11,253	16-23-106-030	11,266	16-23-108-013	EX	16-23-110-008	11,724
6-23-105-014	EX	16-23-106-031	1,498	16-23-108-014	41,420	16-23-110-009	11,972
6-23-105-015	11,274	16-23-106-032	1,498	16-23-108-015	12,898	16-23-110-010	11,235
6-23-105-016	1,439	16-23-106-033	11,540	16-23-108-016	11,662	16-23-110-011	12,473
6-23-105-017	8,127	16-23-106-034*	14,202	16-23-108-017	12,720	16-23-110-012	2,997
6-23-105-018	14,250	16-23-106-035	EX	16-23-108-018	12,582	16-23-110-013	12,709
6-23-105-019	1,439	16-23-106-036	11,418	16-23-108-019	EX	16-23-110-014	7,460
6-23-105-020	EX	16-23-106-037	16,273	16-23-108-020	12,728	16-23-110-015	13,289
5-23-105-021	EX	16-23-106-038	1,439	16-23-108-021	1,498	16-23-110-016	1,504
5-23-105-022	1,498	16-23-106-039	11,710	16-23-108-022	EX	16-23-110-017	12,323
5-23-105-023	1,498	16-23-106-040	1,046	16-23-108-023	EX	16-23-110-018	12,061
5-23-105-024	1,498	16-23-106-041	1,439	16-23-108-024	EX	16-23-110-019	10,819
5-23-105-025*	11,915	16-23-106-042	11,453	16-23-108-025	11,595	16-23-110-020	10,819
5-23-105-026	12,279	16-23-106-043	EX	16-23-108-026	EX	16-23-110-021	11,979
5-23-105-027	1,498	16-23-107-001	EX	16-23-108-027	7,444	16-23-110-022	EX
5-23-105-028	EX	16-23-107-002	54,635	16-23-108-028	14,915	16-23-110-023	14,453
5-23-105-029	11,017	16-23-107-003	14,865	16-23-108-029	14,610	16-23-110-024	EX
5-23-105-030	11,586	16-23-107-004	14,865	16-23-108-030	EX	16-23-110-025	15,820
5-23-105-031	11,839	16-23-107-005	97,618	16-23-108-031	11,048	16-23-110-026	17,407

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV						
16-23-110-027	5,779	16-23-112-020	11,728	16-23-114-022	2,398	16-23-115-035	1,498
16-23-110-028	EX	16-23-112-021	11,366	16-23-114-023	3,224	16-23-115-036	11,529
16-23-110-029	EX	16-23-112-022	14,381	16-23-114-024	1,498	16-23-115-037	1,498
16-23-110-030	EX	16-23-112-023	12,310	16-23-114-025	EX	16-23-115-038	11,495
16-23-110-032	EX	16-23-112-024	1,461	16-23-114-026	EX	16-23-115-039	EX
16-23-110-033	EX	16-23-112-031	430,062	16-23-114-027	EX	16-23-115-040	12,731
16-23-110-034	14,041	16-23-113-001	EX	16-23-114-028	EX	16-23-115-041	15,678
16-23-110-035	EX	16-23-113-002	1,498	16-23-114-029	EX	16-23-115-042	EX
16-23-110-036	EX	16-23-113-003	13,873	16-23-114-030	11,442	16-23-116-001	15,227
16-23-110-037	EX	16-23-113-004	1,498	16-23-114-031	11,000	16-23-116-002	9,701
16-23-111-001	111,181	16-23-113-005	13,805	16-23-114-032	11,575	16-23-116-003	10,150
16-23-111-004	196,134	16-23-113-006	14,392	16-23-114-033	11,074	16-23-116-004	1,439
16-23-111-005	17,343	16-23-113-007	13,090	16-23-114-034	1,498	16-23-116-005	12,650
16-23-111-006	18,730	16-23-113-008	15,741	16-23-114-035	12,589	16-23-116-006	14,047
16-23-111-007	18,841	16-23-113-009	13,361	16-23-114-036	2,311	16-23-116-007*	13,441
16-23-111-009	EX	16-23-113-010	EX	16-23-114-037*	9,112	16-23-116-008	2,136
16-23-111-010	18,156	16-23-113-011	EX	16-23-114-038	10,498	16-23-116-009	EX
16-23-111-011	16,790	16-23-113-012	17,415	16-23-114-039	10,289	16-23-116-010	EX
16-23-111-012*	17,088	16-23-113-013	2,997	16-23-114-040	EX	16-23-116-011	1,498
16-23-111-013	17,413	16-23-113-014	1,498	16-23-114-041	EX	16-23-116-012	9,681
16-23-111-014	16,236	16-23-113-015	13,714	16-23-114-044	8,081	16-23-116-013	10,634
16-23-111-015	12,726	16-23-113-016	1,090	16-23-114-045	28,925	16-23-116-014	10,712
16-23-111-016	15,275	16-23-113-017	12,530	16-23-115-001	EX	16-23-116-015	10,607
16-23-111-017	11,865	16-23-113-018	9,764	16-23-115-002	EX	16-23-116-016	1,498
16-23-111-018	9,363	16-23-113-019	11,056	16-23-115-003	13,191	16-23-116-017	1,498
16-23-111-019	14,206	16-23-113-020	1,046	16-23-115-004	16,426	16-23-116-018	1,498
16-23-111-020	12,367	16-23-113-021	14,843	16-23-115-005	16,038	16-23-116-019	EX
16-23-111-021	3,146	16-23-113-022	14,627	16-23-115-006	12,101	16-23-116-020	17,435
16-23-111-022	2,217	16-23-113-023	1,439	16-23-115-007	EX	16-23-116-021	15,931
16-23-111-023	12,136	16-23-113-024	1,439	16-23-115-008	1,977	16-23-116-022	38,453
16-23-111-024	12,406	16-23-113-025	14,780	16-23-115-009	EX	16-23-116-023	EX
16-23-111-025	152,456	16-23-113-026	EX	16-23-115-010	EX	16-23-116-024	1,498
16-23-111-026	1,696	16-23-113-027*	15,935	16-23-115-011	EX	16-23-116-025	13,666
16-23-111-027	EX	16-23-113-028	EX	16-23-115-012	8,957	16-23-116-026	12,009
16-23-111-028	EX	16-23-113-029	4,257	16-23-115-013	1,498	16-23-116-027	16,005
16-23-112-001	1,498	16-23-113-032	6,474	16-23-115-014	EX	16-23-116-028	11,392
16-23-112-002	1,498	16-23-114-001	11,713	16-23-115-015	1,498	16-23-116-029	13,079
16-23-112-003	15,673	16-23-114-002	1,918	16-23-115-016	1,498	16-23-116-030	13,018
16-23-112-004	EX	16-23-114-003	14,749	16-23-115-017	1,498	16-23-116-031	EX
16-23-112-005	9,964	16-23-114-004	EX	16-23-115-018	1,498	16-23-116-032	13,803
16-23-112-006	15,835	16-23-114-005	21,241	16-23-115-019	2,247	16-23-116-033	13,234
16-23-112-007	14,880	16-23-114-006	EX	16-23-115-020	2,247	16-23-116-034	11,649
16-23-112-008	11,859	16-23-114-007	40,483	16-23-115-023	14,703	16-23-116-035	11,811
16-23-112-009	1,498	16-23-114-008	2,398	16-23-115-024	EX	16-23-116-036	13,263
16-23-112-010	16,415	16-23-114-009	2,398	16-23-115-025	13,145	16-23-116-038	748
16-23-112-011	14,182	16-23-114-010	2,398	16-23-115-026	1,465	16-23-116-039	3,529
16-23-112-012	1,498	16-23-114-011	2,398	16-23-115-027	9,452	16-23-117-001	11,349
16-23-112-013	14,078	16-23-114-012	2,398	16-23-115-028	11,449	16-23-117-002	1,389
16-23-112-014*	12,410	16-23-114-016	2,398	16-23-115-029	12,029	16-23-117-003	14,917
16-23-112-015	11,715	16-23-114-017	2,398	16-23-115-030	EX	16-23-117-004	10,947
16-23-112-016	11,488	16-23-114-018	2,398	16-23-115-031	1,498	16-23-117-005	1,781
16-23-112-017	1,498	16-23-114-019	2,398	16-23-115-032	11,270	16-23-117-006	EX
16-23-112-018	12,990	16-23-114-020	2,398	16-23-115-033	13,829	16-23-117-007	EX
16-23-112-019	13,136	16-23-114-021	20,670	16-23-115-034	1,498	16-23-117-008	EX

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
6-23-117-009	14,150	16-23-119-002	EX	16-23-121-024	7,096	16-23-123-005	EX
6-23-117-010*	16,038	16-23-120-001	EX	16-23-121-025	13,446	16-23-123-006	EX
6-23-117-011	15,129	16-23-120-002	EX	16-23-121-026	EX	16-23-123-007	10,701
6-23-117-012	EX	16-23-120-003	89,855	16-23-121-027	EX	16-23-123-008	10,723
6-23-117-013	12,704	16-23-120-004	10,535	16-23-121-028	10,468	16-23-123-009	11,240
6-23-117-014	1,498	16-23-120-005	10,509	16-23-121-029	11,604	16-23-123-010	11,152
6-23-117-015	11,802	16-23-120-006	10,797	16-23-121-030	11,394	16-23-123-011	11,152
6-23-117-016	EX	16-23-120-007	EX	16-23-121-031	1,090	16-23-123-012	11,745
6-23-117-017	1,498	16-23-120-008	EX	16-23-121-032	68,320	16-23-123-013	15,791
6-23-117-018	22,416	16-23-120-009	14,440	16-23-121-033	7,065	16-23-123-014	13,664
6-23-117-019	14,693	16-23-120-010	EX	16-23-122-001	EX	16-23-123-015	10,958
6-23-117-020	1,500	16-23-120-011	EX	16-23-122-002	2,398	16-23-123-016	2,827
6-23-117-021	EX	16-23-120-012	EX	16-23-122-003	2,398	16-23-123-017	1,498
16-23-117-022*	13,254	16-23-120-013	EX	16-23-122-006	30,874	16-23-123-018	EX
16-23-117-023*	15,824	16-23-120-014	15,057	16-23-122-007	10,004	16-23-123-019	12,552
16-23-117-024	16,395	16-23-120-015	14,516	16-23-122-008	36,252	16-23-123-020	1,498
16-23-117-025	11,955	16-23-120-016	12,207	16-23-122-009	13,127	16-23-123-021	9,007
16-23-117-029	13,103	16-23-120-017	1,463	16-23-122-010	EX	16-23-123-022	12,992
16-23-117-030	12,619	16-23-120-018	11,322	16-23-122-011*	10,368	16-23-123-023	EX
16-23-117-031	12,504	16-23-120-019	18,579	16-23-122-012	23,541	16-23-123-024	11,423
16-23-117-032	11,453	16-23-120-020	11,601	16-23-122-013	EX	16-23-123-025	11,809
16-23-117-033	9,611	16-23-120-021	9,873	16-23-122-014	2,398	16-23-123-026	11,418
16-23-117-034	11,039	16-23-120-022	8,425	16-23-122-015	28,807	16-23-123-027	15,992
16-23-117-035	EX	16-23-120-023	8,944	16-23-122-016	EX	16-23-123-028	1,498
16-23-117-036	15,702	16-23-120-024	1,498	16-23-122-017	EX	16-23-123-029	11,547
6-23-117-037	85,238	16-23-120-025	9,958	16-23-122-018	2,718	16-23-123-030	14,902
6-23-117-038	2,997	16-23-120-026*	8,768	16-23-122-019	12,942	16-23-123-031	13,090
6-23-117-039	EX	16-23-120-027	EX	16-23-122-020	12,449	16-23-123-032	10,287
6-23-118-001	EX	16-23-120-028	9,563	16-23-122-021*	8,696	16-23-123-033	12,284
6-23-118-002	4,284	16-23-120-029	9,552	16-23-122-022*	15,460	16-23-123-034	2,398
6-23-118-003	14,516	16-23-120-030	9,057	16-23-122-023	1,498	16-23-123-035	17,710
6-23-118-004	EX	16-23-120-031	1,746	16-23-122-024*	13,337	16-23-123-036	2,302
5-23-118-005	EX	16-23-121-001	EX	16-23-122-025	12,879	16-23-123-037	16,317
5-23-118-006	13,306	16-23-121-002	EX	16-23-122-026	14,917	16-23-123-038	2,302
5-23-118-007	11,170	16-23-121-003	EX	16-23-122-027	13,646	16-23-123-039	42,887
5-23-118-008	14,468	16-23-121-004	EX	16-23-122-030	10,684	16-23-124-001	EX
5-23-118-009	3,745	16-23-121-005	EX	16-23-122-031	1,498	16-23-124-002	EX
5-23-118-010	14,917	16-23-121-006	11,649	16-23-122-032	11,928	16-23-124-003	2,097
-23-118-011	1,798	16-23-121-007	13,143	16-23-122-033	12,563	16-23-124-004	22,468
-23-118-012	EX	16-23-121-008	1,090	16-23-122-034	12,343	16-23-124-005	9,786
-23-118-013	12,035	16-23-121-009	1,798	16-23-122-035	11,024	16-23-124-006	11,453
-23-118-014	11,878	16-23-121-010	14,625	16-23-122-036	33,056	16-23-124-007	12,957
-23-118-015	13,491	16-23-121-011	14,625	16-23-122-037	23,672	16-23-124-008	14,538
-23-118-016	1,498	16-23-121-012	EX	16-23-122-038	58,949	16-23-124-009	11,856
-23-118-017	15,181	16-23-121-014	11,091	16-23-122-039	EX	16-23-124-010	1,493
-23-118-018	12,319	16-23-121-015	13,954	16-23-122-040	24	16-23-124-011	2,995
-23-118-019	12,031	16-23-121-016	EX	16-23-122-041	28,853	16-23-124-012	2,247
-23-118-020	11,120	16-23-121-017	14,655	16-23-122-042	24,068	16-23-124-013	16,576
-23-118-021	15,896	16-23-121-018	EX	16-23-122-043	14,104	16-23-124-014	2,997
-23-118-022	2,997	16-23-121-019	436	16-23-122-044	97,080	16-23-124-015	1,498
-23-118-023	EX	16-23-121-020	EX	16-23-123-001	2,021	16-23-124-016	1,498
-23-118-024	EX	16-23-121-021	11,185	16-23-123-002	EX	16-23-124-017	12,096
-23-118-025	EX	16-23-121-022	12,443	16-23-123-003	12,216	16-23-124-018	EX
-23-119-001	EX	16-23-121-023	11,401	16-23-123-004	EX	16-23-124-019	1,498

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
23-124-020	EX	16-23-126-027	9,943	16-23-128-010	11,261	16-23-129-029	11,329
23-124-021	12,942	16-23-126-028	10,195	16-23-128-011	1,046	16-23-129-030	14,196
23-124-022	16,273	16-23-126-029	14,379	16-23-128-012	EX	16-23-129-031	10,636
23-125-001	EX	16-23-126-030	EX	16-23-128-013	EX	16-23-129-032	14,376
23-125-002	EX	16-23-126-031	11,804	16-23-128-014	EX	16-23-129-033	1,090
23-125-003	EX	16-23-126-032	EX	16-23-128-015	1,498	16-23-129-034	1,498
23-125-004	2,531	16-23-126-033	76,988	16-23-128-016	1,491	16-23-129-035	1,498
23-125-005	21,348	16-23-127-001	EX	16-23-128-017	EX	16-23-129-036	13,337
23-125-006	EX	16-23-127-002	2,247	16-23-128-018	10,599	16-23-129-037	1,498
23-125-007	3,745	16-23-127-003	16,064	16-23-128-019	EX	16-23-129-038	1,498
23-125-008	13,738	16-23-127-004	10,474	16-23-128-020	11,682	16-23-129-039	77,945
23-125-009	EX	16-23-127-005	10,287	16-23-128-021	12,789	16-23-129-040	38,440
23-125-010	6,102	16-23-127-006	14,259	16-23-128-022	15,105	16-23-129-041	48,459
23-125-011	12,203	16-23-127-007	14,259	16-23-128-023	2,877	16-23-129-042	28,589
23-125-012	13,714	16-23-127-008	12,247	16-23-128-024	EX	16-23-129-043	EX
23-125-013	15,909	16-23-127-009	14,791	16-23-128-027	EX	16-23-200-001	2,178
23-125-014	11,519	16-23-127-010	15,166	16-23-128-028	EX	16-23-200-002	2,178
23-125-015	1,498	16-23-127-011	15,887	16-23-128-029	14,533	16-23-200-003	1,907
23-125-016	13,232	16-23-127-012	EX	16-23-128-030	1,498	16-23-200-004	EX
23-125-017	13,515	16-23-127-013	EX	16-23-128-031	EX	16-23-200-007	EX
23-125-018	12,268	16-23-127-014	EX	16-23-128-032	2,097	16-23-200-008	EX
23-125-019	12,848	16-23-127-015	15,227	16-23-128-033	26,536	16-23-200-009	EX
23-125-020	1,498	16-23-127-016	1,679	16-23-128-034	EX	16-23-200-010	EX
23-125-021	9,432	16-23-127-017	EX	16-23-128-035	52,773	16-23-200-011	3,935
23-125-022	10,876	16-23-127-018	15,054	16-23-128-036	38,484	16-23-200-012	EX
23-125-023	EX	16-23-127-019	62,629	16-23-128-037	32,055	16-23-200-013	3,935
23-125-024	10,453	16-23-127-020	60,457	16-23-128-038	4,089	16-23-200-014	11,410
23-125-025	17,810	16-23-127-021*	14,557	16-23-128-039	EX	16-23-200-015	EX
23-126-001	EX	16-23-127-022	EX	16-23-129-003	1,498	16-23-200-016	14,967
23-126-002*	13,705	16-23-127-023	1,857	16-23-129-004	EX	16-23-200-017	60,706
23-126-003	10,579	16-23-127-024	12,024	16-23-129-005	14,387	16-23-200-018	EX
23-126-004	14,658	16-23-127-025	1,482	16-23-129-006	1,498	16-23-200-019	NSN
23-126-005	14,490	16-23-127-026	11,737	16-23-129-007	13,239	16-23-200-020	EX
23-126-006	8,417	16-23-127-027	EX	16-23-129-008	1,345	16-23-200-021	2,027
23-126-007	3,026	16-23-127-028	EX	16-23-129-009	16,824	16-23-200-022	15,011
23-126-008	EX	16-23-127-029	16,009	16-23-129-010	1,498	16-23-200-023	13,243
23-126-009	13,073	16-23-127-030	1,498	16-23-129-011	14,882	16-23-200-024	EX
23-126-010	13,552	16-23-127-031	EX	16-23-129-012	11,109	16-23-200-025*	16,088
23-126-011	14,394	16-23-127-032	EX	16-23-129-013	1,683	16-23-200-026	12,493
23-126-012	17,025	16-23-127-033	EX	16-23-129-014	11,325	16-23-200-027	1,835
23-126-013	EX	16-23-127-034	13,731	16-23-129-015	14,871	16-23-200-028	12,439
23-126-014	2,247	16-23-127-035	EX	16-23-129-016	14,982	16-23-200-029	12,567
23-126-015	7,218	16-23-127-036	EX	16-23-129-017	12,824	16-23-200-030	12,271
23-126-016	3,002	16-23-127-037	EX	16-23-129-018	15,046	16-23-200-031*	14,743
23-126-017	12,016	16-23-127-038	EX	16-23-129-019	14,597	16-23-200-032	15,447
23-126-018	EX	16-23-128-001	EX	16-23-129-020	44,121	16-23-200-033	1,382
23-126-019	EX	16-23-128-002	EX	16-23-129-021	EX	16-23-200-034	948
23-126-020	2,247	16-23-128-003	EX	16-23-129-022	1,794	16-23-200-035	142,746
23-126-021	2,247	16-23-128-004	63,978	16-23-129-023	11,730	16-23-200-036	EX
23-126-022	EX	16-23-128-005	14,431	16-23-129-024	14,806	16-23-200-037	EX
23-126-023	EX	16-23-128-006	11,680	16-23-129-025	11,918	16-23-200-038-1001	12,377
23-126-024	11,761	16-23-128-007	EX	16-23-129-026	1,360	16-23-200-038-1002	12,377
23-126-025	9,945	16-23-128-008	EX	16-23-129-027	14,858	16-23-200-038-1003	12,384
23-126-026	8,534	16-23-128-009	EX	16-23-129-028	14,847	16-23-201-008	61,264

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-23-201-009	11,139	16-23-202-022	27,608	16-23-204-028	13,984	16-23-205-043	11,179
16-23-201-010	9,086	16-23-202-023	EX	16-23-204-029	1,526	16-23-205-044	EX
16-23-201-011	19,259	16-23-202-024	12,502	16-23-204-030*	12,667	16-23-206-001	46,508
16-23-201-012	10,993	16-23-202-025	EX	16-23-204-031	14,553	16-23-206-002	12,210
16-23-201-013	29,847	16-23-202-026	13,956	16-23-204-032	1,498	16-23-206-003	13,199
16-23-201-014	EX	16-23-202-027*	314	16-23-204-033	EX	16-23-206-004	16,674
16-23-201-015	11,104	16-23-202-028	14,300	16-23-204-034	1,498	16-23-206-005	9,374
16-23-201-016	11,098	16-23-202-029	13,297	16-23-204-035	11,625	16-23-206-006	4,475
16-23-201-017	EX	16-23-202-030	EX	16-23-204-036	7,926	16-23-206-007	14,714
16-23-201-018	EX	16-23-202-031	10,941	16-23-204-037	12,883	16-23-206-008	26,479
16-23-201-019	12,053	16-23-202-032	1,781	16-23-204-038*	14,958	16-23-206-009	1,498
16-23-201-020	11,702	16-23-202-033	EX	16-23-204-039	14,411	16-23-206-010	EX
16-23-201-021	12,321	16-23-202-034	15,192	16-23-205-001	45,048	16-23-206-011	1,498
16-23-201-022	12,159	16-23-202-035	EX	16-23-205-002	11,567	16-23-206-012	1,498
16-23-201-023	1,742	16-23-202-036	EX	16-23-205-003	12,484	16-23-206-013	1,498
16-23-201-024	11,863	16-23-202-037	14,597	16-23-205-004	12,484	16-23-206-014	1,498
16-23-201-025	11,863	16-23-202-038	49,987	16-23-205-005	12,484	16-23-206-015	1,498
16-23-201-026	11,863	16-23-202-039	3,026	16-23-205-006	4,212	16-23-206-016	1,498
16-23-201-027	12,691	16-23-203-004	EX	16-23-205-007	2,195	16-23-206-017	11,606
16-23-201-028	EX	16-23-203-007	EX	16-23-205-008	5,312	16-23-206-018	15,026
16-23-201-029	1,742	16-23-203-011	EX	16-23-205-009	22,337	16-23-206-019	1,997
16-23-201-030	12,321	16-23-203-014	EX	16-23-205-010	22,497	16-23-206-020	1,997
16-23-201-031	12,691	16-23-203-020	EX	16-23-205-011	1,487	16-23-206-021	1,498
16-23-201-032	12,713	16-23-203-021	EX	16-23-205-012	12,552	16-23-206-022	1,498
16-23-201-033	11,747	16-23-203-022	EX	16-23-205-013	EX	16-23-206-023	14,431
16-23-201-034	11,952	16-23-203-023	EX	16-23-205-014	1,498	16-23-206-024*	56,067
16-23-201-035	11,117	16-23-203-024	EX	16-23-205-015	13,576	16-23-206-025	EX
16-23-201-036	11,702	16-23-203-025	EX	16-23-205-016	11,484	16-23-206-026	EX
16-23-201-037	2,356	16-23-203-026	EX	16-23-205-017	EX	16-23-206-027*	EX
16-23-201-039	133,065	16-23-204-001	48,797	16-23-205-018	EX	16-23-206-028	EX
16-23-201-041	458,947	16-23-204-002	25,725	16-23-205-019	EX	16-23-206-029	14,900
16-23-201-042	NSN	16-23-204-003	14,976	16-23-205-020	EX	16-23-206-030	1,498
16-23-201-043	NSN	16-23-204-004	14,976	16-23-205-021	EX	16-23-206-031	8,901
16-23-202-001	1,480	16-23-204-005	18,370	16-23-205-022	1,498	16-23-206-032	11,830
16-23-202-002	EX	16-23-204-006	23,696	16-23-205-023	EX	16-23-206-033	14,272
16-23-202-003	13,321	16-23-204-007	37,935	16-23-205-024	1,498	16-23-206-034	1,498
16-23-202-004	EX	16-23-204-008	16,936	16-23-205-025	EX	16-23-206-035	11,678
16-23-202-005	689	16-23-204-009	61,693	16-23-205-026	1,498	16-23-206-036	EX
16-23-202-006	14,505	16-23-204-010	1,735	16-23-205-027*	21,380	16-23-206-037	EX
16-23-202-007	14,612	16-23-204-011	1,735	16-23-205-028	EX	16-23-206-038	EX
16-23-202-008	EX	16-23-204-012	1,735	16-23-205-029	14,597	16-23-206-039	EX
16-23-202-009	15,615	16-23-204-015	24,633	16-23-205-030	EX	16-23-206-040	11,961
16-23-202-010	EX	16-23-204-016	1,777	16-23-205-031	EX	16-23-206-041	EX
16-23-202-011	EX	16-23-204-017	12,415	16-23-205-032	12,667	16-23-207-001	21,132
16-23-202-012	1,960	16-23-204-018	EX	16-23-205-033	EX	16-23-207-002	8,495
16-23-202-013	1,990	16-23-204-019	EX	16-23-205-034	EX	16-23-207-003	8,231
16-23-202-014	11,242	16-23-204-020	1,498	16-23-205-035	EX	16-23-207-004	72,074
16-23-202-015	15,946	16-23-204-021	13,199	16-23-205-036	13,167	16-23-207-005	2,398
16-23-202-016	EX	16-23-204-022	1,090	16-23-205-037	12,994	16-23-207-006	2,398
16-23-202-017	14,869	16-23-204-023	7,168	16-23-205-038	13,722	16-23-207-007	2,398
16-23-202-018	1,114	16-23-204-024	13,799	16-23-205-039	9,426	16-23-207-008	2,398
16-23-202-019	16,301	16-23-204-025	1,498	16-23-205-040	9,360	16-23-207-009	2,398
16-23-202-020	197,353	16-23-204-026	1,526	16-23-205-041	EX	16-23-207-010	EX
16-23-202-021	15,000	16-23-204-027*	12,739	16-23-205-042	EX	16-23-207-011	EX

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-23-207-012	EX	16-23-209-006	EX	16-23-211-001	14,209	16-23-212-025	1,498
16-23-207-013	1,498	16-23-209-007	EX	16-23-211-002	32,829	16-23-212-026	180,136
16-23-207-014	EX	16-23-209-008	EX	16-23-211-003	1,498	16-23-212-027	162,714
16-23-207-015	1,498	16-23-209-009	EX	16-23-211-004	19,401	16-23-212-030	9,557
16-23-207-016	EX	16-23-209-012	EX	16-23-211-005	11,597	16-23-212-031	11,941
16-23-207-017	EX	16-23-209-013	EX	16-23-211-006	EX	16-23-212-032	11,453
16-23-207-020	EX	16-23-209-014	EX	16-23-211-007	7,111	16-23-212-033	13,097
16-23-207-021	2,398	16-23-209-015	EX	16-23-211-008	11,087	16-23-212-034	145,083
16-23-207-022	4,796	16-23-209-016	14,873	16-23-211-009	11,325	16-23-212-035	EX
16-23-207-023	2,398	16-23-209-017	9,938	16-23-211-010	9,927	16-23-212-036	17,016
16-23-207-024	2,398	16-23-209-018	10,407	16-23-211-011	10,738	16-23-213-001	EX
16-23-207-025	2,398	16-23-209-019	EX	16-23-211-012	9,413	16-23-213-002	1,498
16-23-207-026	21,762	16-23-209-020	8,467	16-23-211-013	10,610	16-23-213-003	14,126
16-23-207-027	EX	16-23-209-021	13,629	16-23-211-014	EX	16-23-213-004	10,348
16-23-207-028	EX	16-23-209-022	EX	16-23-211-015	9,786	16-23-213-005	8,726
16-23-207-029	2,398	16-23-209-029	229,982	16-23-211-016	1,498	16-23-213-006	13,958
16-23-207-030	2,398	16-23-209-030	EX	16-23-211-017	EX	16-23-213-007	EX
16-23-207-031	31,820	16-23-209-031	351,167	16-23-211-018	EX	16-23-213-008	9,936
16-23-207-032	EX	16-23-209-032	4,360	16-23-211-023	11,649	16-23-213-009	13,127
16-23-207-033	EX	16-23-209-033	214,010	16-23-211-024	1,090	16-23-213-010	14,873
16-23-207-034	2,398	16-23-209-034	EX	16-23-211-025	9,328	16-23-213-011	EX
16-23-207-035	EX	16-23-209-035	EX	16-23-211-026	10,514	16-23-213-012	4,796
16-23-207-036	EX	16-23-209-036	EX	16-23-211-027	144,743	16-23-213-013	EX
16-23-208-001	EX	16-23-210-001	EX	16-23-211-028	EX	16-23-213-014	2,398
16-23-208-002	EX	16-23-210-002	13,160	16-23-211-029	EX	16-23-213-015	2,727
16-23-208-003	1,709	16-23-210-003	1,090	16-23-211-033	13,232	16-23-213-016	EX
16-23-208-004*	14,222	16-23-210-004	EX	16-23-211-034	11,464	16-23-213-017	EX
16-23-208-005	1,243	16-23-210-005	13,470	16-23-211-035	EX	16-23-213-018	EX
16-23-208-006	11,250	16-23-210-006*	11,170	16-23-211-036-1001*	4,185	16-23-213-019	EX
16-23-208-007	EX	16-23-210-007	11,067	16-23-211-036-1002*	4,185	16-23-213-020	EX
16-23-208-008	EX	16-23-210-008	1,498	16-23-211-036-1003*	4,185	16-23-213-021	EX
16-23-208-009	EX	16-23-210-009	11,067	16-23-211-036-1004*	4,185	16-23-213-022	EX
16-23-208-010	EX	16-23-210-010	13,010	16-23-212-001	EX	16-23-213-023	12,510
16-23-208-011	EX	16-23-210-011	1,090	16-23-212-002	29,311	16-23-213-024	9,247
16-23-208-012	EX	16-23-210-012	EX	16-23-212-003	28,341	16-23-213-025	13,348
16-23-208-013	EX	16-23-210-013	11,896	16-23-212-004	3,218	16-23-213-026	11,098
16-23-208-014	10,154	16-23-210-014	12,327	16-23-212-005	19,865	16-23-213-027	292,486
16-23-208-015	16,886	16-23-210-015	9,550	16-23-212-006	22,734	16-23-213-028	EX
16-23-208-016	13,914	16-23-210-016	1,498	16-23-212-007	25,328	16-23-213-029	4,273
16-23-208-017	17,210	16-23-210-017	1,498	16-23-212-008	24,402	16-23-214-003	12,807
16-23-208-018	2,383	16-23-210-018	EX	16-23-212-009	252,690	16-23-214-004	13,993
16-23-208-019	2,383	16-23-210-019	11,708	16-23-212-010	18,771	16-23-214-005	11,370
16-23-208-020	4,765	16-23-210-020	9,694	16-23-212-011	3,218	16-23-214-006	EX
16-23-208-021	EX	16-23-210-021	11,216	16-23-212-012	21,919	16-23-214-007	12,216
16-23-208-022	EX	16-23-210-022	1,498	16-23-212-013	3,218	16-23-214-008	2,513
16-23-208-023	2,383	16-23-210-023	11,126	16-23-212-014	22,756	16-23-214-009	12,866
16-23-208-024	EX	16-23-210-024*	39,225	16-23-212-015	EX	16-23-214-010	1,918
16-23-208-025	EX	16-23-210-025	146,616	16-23-212-016	10,599	16-23-214-011	EX
16-23-208-026	EX	16-23-210-026	13,356	16-23-212-017	11,272	16-23-214-012	12,101
16-23-209-001	EX	16-23-210-029	16,593	16-23-212-018	EX	16-23-214-013	12,092
16-23-209-002	EX	16-23-210-030	12,181	16-23-212-021	EX	16-23-214-014	95,388
16-23-209-003	EX	16-23-210-031	11,475	16-23-212-022	EX	16-23-214-016	EX
16-23-209-004	EX	16-23-210-032	214,197	16-23-212-023	13,831	16-23-214-017	EX
16-23-209-005	EX	16-23-210-033	30,689	16-23-212-024	10,089	16-23-214-018	13,395

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-23-214-019	11,261	16-23-216-012	15,216	16-23-218-010	EX	16-23-220-021	13,439
16-23-214-020	1,498	16-23-216-013	EX	16-23-218-036	EX	16-23-220-022*	10,743
16-23-214-021	EX	16-23-216-014	EX	16-23-218-037	27,654	16-23-220-023	11,357
16-23-214-022	EX	16-23-216-015	EX	16-23-219-001	172,670	16-23-220-024	1,498
16-23-214-023	EX	16-23-216-020	1,737	16-23-219-002	EX	16-23-220-025	1,498
16-23-214-024	EX	16-23-216-021	EX	16-23-219-003	24,376	16-23-220-026	10,634
16-23-214-025	EX	16-23-216-022	EX	16-23-219-004	12,205	16-23-220-027	EX
16-23-214-026	EX	16-23-216-023	12,299	16-23-219-005	EX	16-23-220-028	EX
16-23-214-027	EX	16-23-216-024	9,476	16-23-219-006	EX	16-23-220-029	14,331
16-23-214-028	EX	16-23-216-026	2,518	16-23-219-007	15,091	16-23-220-030	1,495
16-23-214-029	EX	16-23-216-027	99,399	16-23-219-008	EX	16-23-220-031	13,866
16-23-214-030	EX	16-23-216-028	EX	16-23-219-009	1,498	16-23-220-032*	11,582
16-23-214-031	EX	16-23-216-029	11,826	16-23-219-010	11,564	16-23-220-033	1,498
16-23-214-032	EX	16-23-216-030	EX	16-23-219-011	11,724	16-23-220-034	EX
16-23-214-033	EX	16-23-216-031	EX	16-23-219-012	15,857	16-23-221-007	EX
16-23-214-034	185,457	16-23-216-032	84,002	16-23-219-013	11,030	16-23-221-008	11,046
16-23-215-003	EX	16-23-216-033-1001	4,026	16-23-219-014	1,090	16-23-221-009	EX
16-23-215-004	EX	16-23-216-033-1002	3,470	16-23-219-015	1,498	16-23-221-010	EX
16-23-215-005	3,150	16-23-216-033-1003	4,026	16-23-219-016	EX	16-23-221-011	1,498
16-23-215-008	13,716	16-23-216-033-1004	3,470	16-23-219-017	14,311	16-23-221-012	10,985
16-23-215-009	EX	16-23-216-033-1005	4,026	16-23-219-018	14,311	16-23-221-013	EX
16-23-215-010	14,734	16-23-216-033-1006	3,473	16-23-219-019	14,311	16-23-221-014	EX
16-23-215-011	12,101	16-23-217-001*	218,228	16-23-219-020	14,311	16-23-221-015	EX
16-23-215-012	14,143	16-23-217-002	EX	16-23-219-021	14,311	16-23-221-016	EX
16-23-215-013	EX	16-23-217-003	EX	16-23-219-022	14,311	16-23-221-017	1,498
16-23-215-014	EX	16-23-217-004	EX	16-23-219-023	14,311	16-23-221-018	EX
16-23-215-015	EX	16-23-217-005	1,498	16-23-219-024	14,311	16-23-221-019	EX
16-23-215-016	EX	16-23-217-006	EX	16-23-219-025	14,311	16-23-221-020	1,498
16-23-215-017	15,815	16-23-217-007	EX	16-23-219-026	14,311	16-23-221-025	21,285
16-23-215-018	1,798	16-23-217-008	14,039	16-23-219-027	14,311	16-23-221-026	EX
16-23-215-019	EX	16-23-217-009	EX	16-23-219-028	EX	16-23-221-027	EX
16-23-215-020	11,806	16-23-217-010	EX	16-23-219-029	1,498	16-23-221-028	EX
16-23-215-021	2,278	16-23-217-011	EX	16-23-219-030	1,498	16-23-221-029	EX
16-23-215-022	16,855	16-23-217-012	10,586	16-23-219-031	11,728	16-23-221-030	29,559
16-23-215-023	16,310	16-23-217-013	EX	16-23-219-032	1,498	16-23-221-031	2,398
16-23-215-024	16,565	16-23-217-014	1,798	16-23-219-033	EX	16-23-221-032	2,398
16-23-215-025	14,658	16-23-217-015	EX	16-23-220-001	EX	16-23-221-033	2,398
16-23-215-026	15,551	16-23-217-016	EX	16-23-220-004	4,512	16-23-221-036	EX
16-23-215-027	1,958	16-23-217-017	EX	16-23-220-005*	13,803	16-23-221-037	296,669
16-23-215-028	EX	16-23-217-018	EX	16-23-220-006	108,884	16-23-221-038	15,691
16-23-215-029	EX	16-23-217-019	10,182	16-23-220-007	12,314	16-23-222-001	25,339
16-23-215-030	262,787	16-23-217-020	10,535	16-23-220-008	10,799	16-23-222-002	14,145
16-23-215-031	165,605	16-23-217-021	13,709	16-23-220-009	EX	16-23-222-003	12,255
16-23-216-001	EX	16-23-217-022	EX	16-23-220-010	EX	16-23-222-004	12,534
16-23-216-002	EX	16-23-217-023	2,309	16-23-220-011	10,610	16-23-222-005	12,408
16-23-216-003	EX	16-23-217-024	1,498	16-23-220-012	19,438	16-23-222-006	13,258
16-23-216-004	12,585	16-23-217-025	9,838	16-23-220-013	1,498	16-23-222-007	12,408
16-23-216-005	14,150	16-23-217-026	EX	16-23-220-014	10,620	16-23-222-008	14,145
16-23-216-006	1,798	16-23-218-001	EX	16-23-220-015	1,090	16-23-222-009	13,228
16-23-216-007	15,124	16-23-218-002	15,283	16-23-220-016	11,695	16-23-222-010	14,950
16-23-216-008	1,406	16-23-218-003	EX	16-23-220-017	7,913	16-23-222-011	12,207
16-23-216-009	12,713	16-23-218-004	EX	16-23-220-018	10,555	16-23-222-012	14,008
16-23-216-010	14,629	16-23-218-005	10,091	16-23-220-019	EX	16-23-222-013	13,938
16-23-216-011	14,963	16-23-218-006	12,890	16-23-220-020	7,920	16-23-222-014	12,519

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
23-222-015	12,268	16-23-223-032	11,135	16-23-225-001	EX	16-23-226-013	1,498
23-222-016	11,329	16-23-223-033	12,951	16-23-225-002	EX	16-23-226-014	EX
23-222-017	9,552	16-23-223-034	1,498	16-23-225-003	EX	16-23-226-015	12,367
23-222-018	14,359	16-23-223-035	1,498	16-23-225-004	11,806	16-23-226-016	12,340
23-222-019	1,498	16-23-223-037	13,886	16-23-225-005	12,894	16-23-226-017	EX
23-222-020	2,877	16-23-223-038	EX	16-23-225-006	12,059	16-23-226-018	EX
23-222-021	EX	16-23-223-039	11,270	16-23-225-007	12,353	16-23-226-019	1,498
23-222-022	13,792	16-23-223-040	1,498	16-23-225-008	12,343	16-23-226-020	1,498
23-222-023	14,468	16-23-223-041	EX	16-23-225-009	1,811	16-23-226-022	EX
23-222-024	12,425	16-23-223-042	EX	16-23-225-010	13,751	16-23-226-023	11,586
23-222-025	14,237	16-23-223-043	EX	16-23-225-011	1,498	16-23-226-024	13,718
23-222-026	13,437	16-23-223-044	386	16-23-225-012	14,089	16-23-226-025	11,253
23-222-027	11,935	16-23-223-045	EX	16-23-225-013	11,486	16-23-226-026	14,078
23-222-028	12,580	16-23-223-046	EX	16-23-225-014	1,498	16-23-226-027	15,560
23-222-029	14,206	16-23-224-001	1,798	16-23-225-015	11,562	16-23-226-028	11,403
23-222-030	9,402	16-23-224-002	2,097	16-23-225-016	11,850	16-23-226-029	11,096
23-222-031	1,090	16-23-224-003	2,097	16-23-225-017	11,532	16-23-226-030	11,455
23-222-032	11,571	16-23-224-004	1,186	16-23-225-018	1,498	16-23-226-031	12,864
23-222-033	11,471	16-23-224-005	12,330	16-23-225-019	15,804	16-23-226-032	12,733
23-222-034	12,050	16-23-224-006	11,000	16-23-225-020	8,380	16-23-226-033	14,655
23-222-035	12,953	16-23-224-007	11,750	16-23-225-021	EX	16-23-226-034	1,498
23-222-036	14,664	16-23-224-008	1,498	16-23-225-022	10,823	16-23-226-035	15,362
23-222-037	33,479	16-23-224-009	13,960	16-23-225-023	11,383	16-23-226-036	1,498
23-223-001	2,997	16-23-224-010	12,297	16-23-225-024	13,197	16-23-226-037*	10,758
23-223-002	EX	16-23-224-011	11,279	16-23-225-025	11,379	16-23-226-038	14,381
23-223-003	EX	16-23-224-012	11,837	16-23-225-026	11,004	16-23-226-039	1,498
23-223-004	10,139	16-23-224-013	15,885	16-23-225-027	11,017	16-23-226-040	12,524
23-223-005	14,651	16-23-224-014	15,806	16-23-225-028	1,498	16-23-226-041*	24,040
23-223-006	1,498	16-23-224-015	15,429	16-23-225-029	11,490	16-23-226-042	1,498
23-223-007	12,297	16-23-224-016	12,310	16-23-225-030	1,090	16-23-226-043	20,356
23-223-008	14,754	16-23-224-017	11,080	16-23-225-031	11,987	16-23-226-044	6,629
23-223-009	14,647	16-23-224-018	11,732	16-23-225-032	10,304	16-23-226-045	10,034
23-223-010	11,113	16-23-224-019	17,771	16-23-225-033	12,776	16-23-226-046	19,902
23-223-011	12,870	16-23-224-020	EX	16-23-225-034	11,168	16-23-226-047	14,429
23-223-012	1,498	16-23-224-021	EX	16-23-225-035	9,326	16-23-227-001	EX
23-223-013	EX	16-23-224-022	13,799	16-23-225-036	13,258	16-23-227-002	EX
23-223-014	EX	16-23-224-023	12,907	16-23-225-037	1,498	16-23-227-003	EX
23-223-015	10,614	16-23-224-024	13,439	16-23-225-038	8,042	16-23-227-004	EX
23-223-016	1,498	16-23-224-025	13,297	16-23-225-039	13,263	16-23-227-005	EX
23-223-017	11,719	16-23-224-026	11,059	16-23-225-040	1,498	16-23-227-006	1,498
23-223-018	2,997	16-23-224-027	12,779	16-23-225-041	2,097	16-23-227-007	10,891
23-223-019	11,338	16-23-224-028	13,463	16-23-225-042	4,028	16-23-227-008	EX
23-223-020	11,244	16-23-224-029	12,635	16-23-226-001	EX	16-23-227-009	EX
23-223-021	4,028	16-23-224-030	2,247	16-23-226-002	11,856	16-23-227-010	13,603
23-223-022	1,498	16-23-224-031	2,247	16-23-226-003	12,044	16-23-227-011	11,785
23-223-023	EX	16-23-224-032	14,457	16-23-226-004	EX	16-23-227-012	1,090
23-223-024	10,126	16-23-224-033	14,459	16-23-226-005	11,320	16-23-227-015	EX
23-223-025	1,498	16-23-224-034	1,498	16-23-226-006	9,729	16-23-227-016	EX
23-223-026	13,738	16-23-224-035	10,065	16-23-226-007	EX	16-23-227-017	10,751
23-223-027	11,695	16-23-224-036	14,932	16-23-226-008	12,761	16-23-227-018	1,498
23-223-028	EX	16-23-224-037	EX	16-23-226-009	12,303	16-23-227-019	13,978
23-223-029	EX	16-23-224-038	EX	16-23-226-010	11,824	16-23-227-020	11,159
23-223-030	12,704	16-23-224-039	EX	16-23-226-011	12,144	16-23-227-021	EX
23-223-031	EX	16-23-224-040	EX	16-23-226-012	1,090	16-23-227-022	EX

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
6-23-227-023	EX	16-23-228-033	1,498	16-23-300-001	26,891	16-23-403-001	4,137
6-23-227-024	3,207	16-23-228-034	EX	16-23-300-002	19,883	16-23-403-022	41,106
6-23-227-025	1,498	16-23-228-035	1,498	16-23-300-003	3,597	16-23-403-023	1,498
6-23-227-026	EX	16-23-228-036	1,498	16-23-300-004	97,001	16-23-404-001	123,326
6-23-227-027*	14,206	16-23-228-037	17,714	16-23-300-005	3,597	16-23-404-028	4,196
6-23-227-028	14,488	16-23-228-038	1,498	16-23-300-006	3,597	16-23-405-001	EX
6-23-227-029	12,809	16-23-228-039	12,811	16-23-300-007	3,597	16-23-405-027	EX
6-23-227-030*	11,678	16-23-228-040	1,090	16-23-300-008	7,161	16-23-406-001	EX
6-23-227-031	11,046	16-23-228-041	11,351	16-23-301-001	EX	16-23-406-017	13,923
6-23-227-032	10,699	16-23-228-042	11,301	16-23-301-002	2,398	16-23-407-001	70,917
6-23-227-033	11,056	16-23-228-043	EX	16-23-301-003	EX	16-23-407-009	27,763
6-23-227-034	12,445	16-23-229-001	EX	16-23-301-004	1,798	16-23-407-010	18,108
6-23-227-035	1,090	16-23-229-002	2,518	16-23-301-005	54,722	16-24-100-001	154,470
6-23-227-036	12,484	16-23-229-003	EX	16-23-301-006	30,063	16-24-100-002	20,491
6-23-227-037	14,215	16-23-229-004	13,794	16-23-301-007	2,398	16-24-100-003	9,132
6-23-227-038	1,901	16-23-229-005	14,597	16-23-301-008	EX	16-24-100-004	8,964
6-23-227-039	1,498	16-23-229-006	1,498	16-23-302-001	EX	16-24-100-005	4,028
6-23-227-040	9,062	16-23-229-007	1,498	16-23-302-016	EX	16-24-100-006	62,419
6-23-227-041	1,498	16-23-229-008	1,498	16-23-302-017	EX	16-24-100-007	42,914
6-23-227-042	9,980	16-23-229-009	11,721	16-23-303-001	EX	16-24-100-008	EX
6-23-227-043	EX	16-23-229-010	14,442	16-23-303-024	EX	16-24-100-009	2,398
6-23-227-044	EX	16-23-229-011	12,521	16-23-304-001	EX	16-24-100-010	2,801
6-23-228-001	EX	16-23-229-012	1,498	16-23-304-021	3,263	16-24-100-011	22,782
6-23-228-002	13,563	16-23-229-013	1,498	16-23-305-022	72,316	16-24-100-012	34,639
6-23-228-003	1,498	16-23-229-014	13,661	16-23-305-041	1,798	16-24-100-013	2,398
6-23-228-004	11,359	16-23-229-015	1,498	16-23-305-042	10,649	16-24-100-014	2,398
6-23-228-005	16,626	16-23-229-016	13,021	16-23-306-001	EX	16-24-100-015	2,398
6-23-228-006	11,240	16-23-229-017	15,745	16-23-306-002	2,014	16-24-100-016	2,398
6-23-228-007	11,514	16-23-229-018	12,957	16-23-306-003	1,439	16-24-100-017	EX
6-23-228-008	1,498	16-23-229-019	13,454	16-23-306-004	EX	16-24-100-018	20,016
6-23-228-009	13,842	16-23-229-020	14,459	16-23-306-005	EX	16-24-100-019	28,677
6-23-228-010	13,816	16-23-229-021	1,498	16-23-306-006	EX	16-24-100-020	28,912
6-23-228-011	14,967	16-23-229-022	2,411	16-23-306-007	14,233	16-24-100-021	19,545
6-23-228-012	1,498	16-23-229-025	EX	16-23-306-019	23,205	16-24-100-022	2,398
6-23-228-013	10,017	16-23-229-026	2,398	16-23-306-020	13,332	16-24-100-023	2,398
6-23-228-014	11,185	16-23-229-027	EX	16-23-306-021	11,205	16-24-100-024	2,398
6-23-228-015	10,433	16-23-229-028	14,226	16-23-306-022	13,265	16-24-100-025	18,180
6-23-228-016	13,443	16-23-229-029	EX	16-23-306-023	13,110	16-24-100-026	EX
6-23-228-017	1,090	16-23-229-030	EX	16-23-306-024	13,363	16-24-100-027	1,498
6-23-228-018	18,385	16-23-229-031	EX	16-23-307-005	EX	16-24-100-028	1,498
6-23-228-019	1,498	16-23-229-032	12,419	16-23-307-039	EX	16-24-100-029	1,498
6-23-228-020	1,498	16-23-229-033	EX	16-23-307-040	EX	16-24-100-030	1,498
6-23-228-021	7,499	16-23-229-034	EX	16-23-307-041	EX	16-24-100-031	10,971
6-23-228-022	43,158	16-23-229-035	18,104	16-23-400-001	8,617	16-24-100-032	1,498
6-23-228-023	1,498	16-23-229-036	10,483	16-23-400-095	1,253	16-24-100-033	1,498
6-23-228-024	13,215	16-23-229-037	2,398	16-23-400-096	4,249	16-24-100-034	14,708
6-23-228-025	11,176	16-23-229-038	11,667	16-23-401-001	148,519	16-24-100-035	1,498
6-23-228-026	11,231	16-23-229-039*	11,667	16-23-401-042	20,297	16-24-100-036	1,498
6-23-228-027	13,513	16-23-229-040	2,398	16-23-401-043	12,630	16-24-100-037	13,197
6-23-228-028	11,802	16-23-229-041	4,796	16-23-401-044	12,672	16-24-100-038	1,090
6-23-228-029	11,789	16-23-229-042	91,253	16-23-402-001	4,196	16-24-100-039	1,498
6-23-228-030	EX	16-23-229-043	25,086	16-23-402-002	1,498	16-24-100-040	1,498
6-23-228-031	15,231	16-23-229-044	EX	16-23-402-022	4,196	16-24-100-041	13,463
6-23-228-032	EX	16-23-229-045	22,996	16-23-402-023	EX	16-24-100-042	11,577

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
6-24-100-046	EX	16-24-102-014	EX	16-24-103-029	EX	16-24-105-028	12,098
6-24-101-001	151,734	16-24-102-015	EX	16-24-103-030	3,224	16-24-105-029	3,957
6-24-101-002	19,872	16-24-102-016	EX	16-24-103-031	11,492	16-24-105-030	EX
6-24-101-003	34,316	16-24-102-017	959	16-24-103-032	13,498	16-24-105-031	16,293
6-24-101-004	21,056	16-24-102-018	EX	16-24-103-037	2,237	16-24-105-032	15,750
6-24-101-005	32,912	16-24-102-019	12,994	16-24-103-038	212,562	16-24-105-035	16,116
6-24-101-006	2,877	16-24-102-020*	11,708	16-24-104-003	14,723	16-24-105-036	3,165
6-24-101-007	2,877	16-24-102-021	12,663	16-24-104-008	24,347	16-24-105-037	4,582
6-24-101-008	2,877	16-24-102-022	12,391	16-24-104-009*	82,516	16-24-106-001	3,616
6-24-101-009	4,085	16-24-102-023	13,014	16-24-104-010	4,462	16-24-106-002	4,641
6-24-101-010	11,804	16-24-102-024	2,158	16-24-104-011	EX	16-24-106-003	2,365
6-24-101-011	1,498	16-24-102-025	1,498	16-24-104-012	1,600	16-24-106-004	34,222
6-24-101-012	11,922	16-24-102-026*	13,690	16-24-104-013	15,604	16-24-106-005	3,366
6-24-101-013	13,794	16-24-102-027*	13,391	16-24-104-014	2,400	16-24-106-006	10,259
6-24-101-014	EX	16-24-102-028	12,415	16-24-104-015	95,194	16-24-106-007	14,281
6-24-101-015	EX	16-24-102-029	14,387	16-24-104-016	14,996	16-24-106-008	EX
6-24-101-016	12,728	16-24-102-030	1,498	16-24-104-017	14,869	16-24-106-009	13,395
6-24-101-017	1,498	16-24-102-031	1,498	16-24-104-018	17,583	16-24-106-010	EX
6-24-101-018	EX	16-24-102-032	11,482	16-24-104-019	EX	16-24-106-011	1,628
6-24-101-019	EX	16-24-102-033	13,845	16-24-104-020	EX	16-24-106-012	2,441
6-24-101-020	EX	16-24-102-034	12,138	16-24-104-021	EX	16-24-106-013	2,441
6-24-101-021	1,498	16-24-102-035	14,549	16-24-104-022	EX	16-24-106-014	1,628
6-24-101-022	EX	16-24-102-036	14,464	16-24-104-023	EX	16-24-106-015	13,960
6-24-101-023	1,498	16-24-102-037	EX	16-24-104-024	EX	16-24-106-016	3,660
6-24-101-024	EX	16-24-102-038	EX	16-24-104-025	EX	16-24-106-017	3,660
6-24-101-025	1,498	16-24-102-039	EX	16-24-104-026	EX	16-24-106-021	EX
6-24-101-026	EX	16-24-103-001	1,432	16-24-104-027	253,429	16-24-106-022*	12,371
6-24-101-027	13,040	16-24-103-002	1,439	16-24-105-001	309,269	16-24-106-023	12,613
6-24-101-028	15,194	16-24-103-003	1,046	16-24-105-002*	13,378	16-24-106-024	14,215
6-24-101-029	1,565	16-24-103-004	11,420	16-24-105-003*	16,851	16-24-106-025	1,628
6-24-101-030	16,899	16-24-103-005	11,924	16-24-105-004	EX	16-24-106-026	16,497
6-24-101-031	EX	16-24-103-006	12,803	16-24-105-005	15,643	16-24-106-027	1,184
6-24-101-032*	13,147	16-24-103-007	13,912	16-24-105-006	2,274	16-24-106-028	12,465
6-24-101-033	11,741	16-24-103-008	11,835	16-24-105-007	2,729	16-24-106-029	13,088
6-24-101-034	12,330	16-24-103-009	1,498	16-24-105-008*	15,207	16-24-106-030	1,628
6-24-101-035	16,005	16-24-103-010	14,305	16-24-105-009	EX	16-24-106-031	11,019
6-24-101-036	14,385	16-24-103-011	1,498	16-24-105-010	13,354	16-24-106-032	EX
6-24-101-037	12,221	16-24-103-012	13,232	16-24-105-011	35,587	16-24-106-033	EX
6-24-101-038	1,565	16-24-103-013	2,625	16-24-105-012	13,448	16-24-106-034	EX
6-24-101-039	1,565	16-24-103-014	11,514	16-24-105-013	15,811	16-24-106-035	1,565
6-24-101-040	13,962	16-24-103-015	1,498	16-24-105-014	18,867	16-24-106-036	3,071
6-24-101-041	EX	16-24-103-016	13,807	16-24-105-015	18,791	16-24-106-037	7,558
6-24-101-042	EX	16-24-103-017	EX	16-24-105-016	15,052	16-24-107-001	EX
6-24-102-001	2,291	16-24-103-018*	13,908	16-24-105-017	1,600	16-24-200-001	EX
6-24-102-002	16,918	16-24-103-019	14,015	16-24-105-018	EX	16-24-200-008	EX
6-24-102-003	13,733	16-24-103-020	EX	16-24-105-019	13,975	16-24-200-009	EX
6-24-102-004	25,263	16-24-103-021	EX	16-24-105-020	EX	16-24-200-010	EX
6-24-102-005*	4,983	16-24-103-022	1,504	16-24-105-021	1,600	16-24-201-001	4,460
6-24-102-006	EX	16-24-103-023	EX	16-24-105-022	1,600	16-24-201-002	2,230
6-24-102-007	EX	16-24-103-024	EX	16-24-105-023	14,965	16-24-201-003	EX
6-24-102-008	2,302	16-24-103-025	EX	16-24-105-024	11,944	16-24-201-004	5,321
6-24-102-009	EX	16-24-103-026	1,565	16-24-105-025	11,623	16-24-201-005	EX
6-24-102-012	EX	16-24-103-027	1,565	16-24-105-026	14,427	16-24-201-006	EX
6-24-102-013	EX	16-24-103-028	18,122	16-24-105-027	12,813	16-24-201-008	955

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>						
16-24-201-009	15,632	16-24-206-028	11,957	16-24-207-007	EX	16-24-207-062	21,989
16-24-201-010	6,950	16-24-206-029	11,876	16-24-207-008	75,745	16-24-207-063	14,119
16-24-201-011	6,950	16-24-206-030	11,250	16-24-207-009*	10,971	16-24-207-064	11,636
16-24-201-012	1,171	16-24-206-031	9,062	16-24-207-010	EX	16-24-207-065	12,072
16-24-201-013*	7,682	16-24-206-032	15,207	16-24-207-011	8,870	16-24-207-066	7,922
16-24-201-014	EX	16-24-206-033*	13,563	16-24-207-012	959	16-24-207-067	6,376
16-24-201-015	892	16-24-206-034	1,437	16-24-207-013	1,249	16-24-207-068	12,931
16-24-201-016	13,047	16-24-206-035*	13,934	16-24-207-014	15,416	16-24-207-069	EX
16-24-201-017	EX	16-24-206-036	EX	16-24-207-015	1,227	16-24-207-070	EX
16-24-201-018	EX	16-24-206-037	12,955	16-24-207-016	EX	16-24-207-071*	9,121
16-24-201-019	EX	16-24-206-038*	31,068	16-24-207-017	12,885	16-24-207-072	EX
16-24-201-020	10,104	16-24-206-039	933	16-24-207-018	EX	16-24-207-073	EX
16-24-202-001	4,279	16-24-206-040	972	16-24-207-019	EX	16-24-207-074	EX
16-24-202-002	EX	16-24-206-041	10,852	16-24-207-020	17	16-24-207-075	227
16-24-202-003	EX	16-24-206-042	14,719	16-24-207-021	EX	16-24-207-076	EX
16-24-202-004	2,398	16-24-206-043	10,514	16-24-207-022	EX	16-24-207-077	16,495
16-24-202-008	11,558	16-24-206-044*	13,958	16-24-207-023	31,090	16-24-208-072	EX
16-24-202-009	852	16-24-206-045	11,163	16-24-207-024	10,592	16-24-208-073	EX
16-24-202-010	7,248	16-24-206-046	EX	16-24-207-025	959	16-24-208-074	EX
16-24-202-011	852	16-24-206-047	12,912	16-24-207-026	10,729	16-24-208-075	EX
16-24-202-012	852	16-24-206-048	EX	16-24-207-027	959	16-24-208-076	EX
16-24-202-013	5,445	16-24-206-049	EX	16-24-207-028	12,301	16-24-208-077	EX
16-24-202-014	852	16-24-206-050	13,912	16-24-207-029	EX	16-24-208-078	EX
16-24-202-015	7,575	16-24-206-051	708	16-24-207-030	959	16-24-209-007	7,906
16-24-202-016	8,859	16-24-206-052	11,538	16-24-207-031	EX	16-24-209-008	7,492
16-24-202-017	1,297	16-24-206-053	11,806	16-24-207-032	EX	16-24-209-009	9,156
16-24-202-018	8,447	16-24-206-054	12,053	16-24-207-033	EX	16-24-209-010	12,186
16-24-206-001	14,786	16-24-206-055	13,092	16-24-207-034	EX	16-24-209-011	7,577
16-24-206-002	1,827	16-24-206-056	13,398	16-24-207-035	EX	16-24-209-012	861
16-24-206-003	14,662	16-24-206-057*	8,081	16-24-207-036*	8,957	16-24-209-013*	7,534
6-24-206-004	12,321	16-24-206-058	EX	16-24-207-037	EX	16-24-209-014*	6,884
6-24-206-005	8,709	16-24-206-059	9,725	16-24-207-038	641	16-24-209-015	163
6-24-206-006	EX	16-24-206-060	EX	16-24-207-039	8,587	16-24-209-016	6,444
6-24-206-007	EX	16-24-206-061	EX	16-24-207-040	8,456	16-24-209-017	968
6-24-206-008	5,550	16-24-206-062	EX	16-24-207-041	EX	16-24-209-018	876
6-24-206-009*	11,261	16-24-206-063	11,952	16-24-207-042	EX	16-24-209-019	876
5-24-206-010	13,703	16-24-206-064	9,825	16-24-207-043	EX	16-24-209-020*	7,848
5-24-206-011	EX	16-24-206-065	10,852	16-24-207-044	EX	16-24-209-021	EX
5-24-206-012	15,340	16-24-206-066	9,367	16-24-207-045	EX	16-24-209-022	8,406
5-24-206-013	14,110	16-24-206-067	15,595	16-24-207-046*	EX	16-24-209-023	926
5-24-206-014	104,308	16-24-206-068	11,865	16-24-207-047	11,325	16-24-209-024	EX
5-24-206-015	14,688	16-24-206-069	1,205	16-24-207-048	12,813	16-24-209-025	EX
5-24-206-016	15,046	16-24-206-070	10,121	16-24-207-049	13,749	16-24-209-026	102,935
5-24-206-017	12,543	16-24-206-071*	8,617	16-24-207-050	10,143	16-24-209-027	102,935
5-24-206-018	2,280	16-24-206-072	12,519	16-24-207-052	EX	16-24-209-028	102,935
5-24-206-019	384	16-24-206-073	9,751	16-24-207-053	EX	16-24-209-029	102,935
5-24-206-020	13,755	16-24-206-074	7,662	16-24-207-054	EX	16-24-209-030	102,935
5-24-206-021	1,382	16-24-206-075*	9,807	16-24-207-055	20,110	16-24-209-031	102,935
5-24-206-022	14,494	16-24-206-076	8,717	16-24-207-056	EX	16-24-209-032	102,935
5-24-206-023	EX	16-24-206-077	15,370	16-24-207-057	EX	16-24-209-035	102,935
5-24-206-024	14,693	16-24-206-078	15,370	16-24-207-058*	14,427	16-24-209-036	102,935
5-24-206-025	EX	16-24-207-001	11,726	16-24-207-059	14,243	16-24-209-037	102,935
5-24-206-026	12,079	16-24-207-002	12,868	16-24-207-060	10,355	16-24-209-038	102,935
5-24-206-027	11,564	16-24-207-003	EX	16-24-207-061	1,402	16-24-209-039	102,935

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-24-209-040	10,518	16-24-215-008*	8,205	16-24-221-018	EX	16-24-225-012	13,518
16-24-209-041	EX	16-24-215-009*	8,068	16-24-221-021	EX	16-24-225-013	14,481
16-24-209-042	EX	16-24-215-010	8,526	16-24-221-022	EX	16-24-225-014	12,096
16-24-209-043	EX	16-24-215-011	7,235	16-24-221-023	EX	16-24-225-015	13,106
16-24-209-044	EX	16-24-215-012	8,366	16-24-221-024	EX	16-24-225-016	7,715
16-24-209-045	EX	16-24-215-013	8,240	16-24-221-025	EX	16-24-225-017	12,977
16-24-209-046	EX	16-24-216-001	EX	16-24-221-026	EX	16-24-225-018	1,489
16-24-209-047	EX	16-24-216-002	EX	16-24-221-027	EX	16-24-225-019	8,704
16-24-209-048	12,157	16-24-216-003	EX	16-24-221-028	EX	16-24-225-020	8,659
16-24-209-049	47,254	16-24-216-004*	39,317	16-24-221-029	EX	16-24-225-021	13,507
16-24-209-051	97,230	16-24-216-005	EX	16-24-221-030	EX	16-24-225-022	13,507
16-24-209-052	12,127	16-24-216-006	10,049	16-24-221-031	EX	16-24-225-023	1,489
16-24-209-053	11,813	16-24-216-007	38,663	16-24-221-032	EX	16-24-225-024	1,489
16-24-209-054	109,656	16-24-216-008	21,797	16-24-221-033	EX	16-24-225-025	12,696
16-24-209-055	EX	16-24-216-009	3,318	16-24-221-034	EX	16-24-225-026	13,319
16-24-211-001	EX	16-24-216-010	7,501	16-24-221-035	EX	16-24-225-027	12,277
16-24-211-002	EX	16-24-216-011	36,821	16-24-221-036	EX	16-24-225-028	11,046
16-24-211-003	EX	16-24-216-012	41,590	16-24-221-037	EX	16-24-225-029	1,081
16-24-211-004	EX	16-24-216-013	41,590	16-24-221-038	EX	16-24-225-030	12,818
16-24-211-005	EX	16-24-216-014	41,590	16-24-221-039	EX	16-24-225-031	14,121
16-24-211-006	EX	16-24-216-015	41,590	16-24-221-040	EX	16-24-225-032	9,282
16-24-211-007	EX	16-24-216-016	42,022	16-24-221-041	EX	16-24-225-033	1,430
16-24-211-008	EX	16-24-216-017	107,733	16-24-221-042	EX	16-24-225-034	EX
16-24-211-009	EX	16-24-217-001	9,313	16-24-222-003	2,245	16-24-225-035	13,494
16-24-211-011	EX	16-24-217-002	8,127	16-24-222-004	10,250	16-24-225-036	25,407
16-24-211-012	EX	16-24-217-003	1,258	16-24-222-005	EX	16-24-225-037	12,763
16-24-211-013	EX	16-24-217-004	9,166	16-24-222-006	13,188	16-24-225-038	12,173
16-24-211-014	EX	16-24-217-005	9,291	16-24-222-007	1,140	16-24-225-039	9,260
16-24-211-015	EX	16-24-217-006	9,319	16-24-222-008	1,310	16-24-225-040	12,807
16-24-211-016	EX	16-24-217-007	9,291	16-24-222-009	2,040	16-24-225-041	9,151
16-24-212-011	EX	16-24-217-008	10,317	16-24-222-010	10,764	16-24-225-042	9,374
16-24-212-012	EX	16-24-217-009	8,986	16-24-222-020	EX	16-24-225-043	9,260
16-24-212-013	EX	16-24-217-010	9,446	16-24-222-021	EX	16-24-225-044	13,718
16-24-213-010	EX	16-24-217-011	8,986	16-24-222-022	10,017	16-24-225-045	13,515
16-24-213-011	EX	16-24-217-012	8,986	16-24-222-023	9,441	16-24-225-046	13,570
16-24-213-012	EX	16-24-217-013	10,634	16-24-222-024	9,136	16-24-300-001	5,995
16-24-214-011	EX	16-24-217-014	8,986	16-24-222-025	10,795	16-24-300-002	8,491
16-24-214-012	EX	16-24-217-015	9,443	16-24-222-026	10,056	16-24-300-004	67,394
16-24-214-013	EX	16-24-217-016	14,001	16-24-222-027	9,609	16-24-300-005	25,943
16-24-214-014	EX	16-24-221-001	EX	16-24-222-028	10,030	16-24-300-006	EX
16-24-214-015	EX	16-24-221-002	EX	16-24-222-029	9,912	16-24-300-007	EX
16-24-214-016	EX	16-24-221-003	EX	16-24-222-030	10,546	16-24-300-008	EX
16-24-214-021	EX	16-24-221-004	EX	16-24-222-036	EX	16-24-300-009	EX
16-24-214-022	EX	16-24-221-005	EX	16-24-225-001	EX	16-24-300-010	EX
16-24-214-027	EX	16-24-221-006	EX	16-24-225-002	EX	16-24-300-011	EX
16-24-214-028	EX	16-24-221-007	EX	16-24-225-003	EX	16-24-300-012	EX
16-24-214-029	EX	16-24-221-008	EX	16-24-225-004	EX	16-24-300-013	EX
16-24-215-001	56,296	16-24-221-009	EX	16-24-225-005	EX	16-24-300-014	8,783
16-24-215-002	98,850	16-24-221-010	EX	16-24-225-006	EX	16-24-300-015	80,329
16-24-215-003	266,661	16-24-221-011	EX	16-24-225-007	EX	16-24-305-001	EX
16-24-215-004	1,057	16-24-221-012	EX	16-24-225-008	EX	16-24-305-002	13,025
16-24-215-005	7,510	16-24-221-015	EX	16-24-225-009	EX	16-24-305-003	12,515
16-24-215-006	8,201	16-24-221-016	EX	16-24-225-010*	14,261	16-24-305-004	2,043
16-24-215-007	6,712	16-24-221-017	EX	16-24-225-011	743	16-24-305-005	10,631

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

IN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
6-24-305-006	14,318	16-24-309-014	8,181	16-24-401-002	1,434	16-24-407-012	13,888
6-24-305-007	13,385	16-24-309-015	1,947	16-24-401-003	366	16-24-407-013	12,765
6-24-305-008	11,041	16-24-309-016	990	16-24-401-004	19,364	16-24-407-014	12,595
6-24-305-009	11,656	16-24-309-017	1,094	16-24-401-005	14,514	16-24-407-015	2,319
6-24-305-010	12,905	16-24-309-018	10,128	16-24-401-006	15,015	16-24-407-016	14,102
6-24-305-011	11,656	16-24-309-019	10,993	16-24-401-007	13,034	16-24-407-017	12,691
6-24-305-012	11,656	16-24-309-020	11,290	16-24-401-008	1,487	16-24-407-018	14,198
6-24-305-013	11,656	16-24-309-021	1,094	16-24-401-009	1,487	16-24-407-020	EX
16-24-305-014	11,656	16-24-309-022	7,848	16-24-401-010	1,487	16-24-407-021	12,881
16-24-305-015*	11,196	16-24-309-023	8,837	16-24-401-011	10,692	16-24-407-022	12,624
16-24-305-016	11,924	16-24-309-024	10,915	16-24-401-012	10,871	16-24-407-025	10,644
16-24-305-017	216,793	16-24-309-025	9,256	16-24-401-013	10,751	16-24-407-026	11,597
16-24-305-018	2,716	16-24-400-001	EX	16-24-401-014	13,912	16-24-407-027	12,833
16-24-305-019	1,746	16-24-400-004	17,476	16-24-401-015	16,101	16-24-407-028	15,152
16-24-305-020	13,400	16-24-400-005	17,130	16-24-401-016	1,498	16-24-407-029	16,013
16-24-305-021	2,213	16-24-400-006	13,326	16-24-401-017	EX	16-24-407-030	1,439
16-24-305-022	13,273	16-24-400-007	11,436	16-24-401-018	15,105	16-24-407-031*	12,510
16-24-305-023	1,711	16-24-400-008	12,689	16-24-401-019	14,315	16-24-407-032	14,270
16-24-305-024	17,520	16-24-400-009	11,898	16-24-401-020	10,217	16-24-407-033	2,038
16-24-305-025	9,297	16-24-400-010	11,780	16-24-401-021	11,839	16-24-407-034	5,432
16-24-305-026	10,952	16-24-400-011	10,405	16-24-401-022	13,860	16-24-407-035	5,432
16-24-305-027	11,274	16-24-400-012	13,940	16-24-401-023	12,805	16-24-407-036	7,593
16-24-305-028	9,079	16-24-400-013	2,132	16-24-401-024	12,539	16-24-407-037	7,593
16-24-305-029	2,110	16-24-400-014	1,550	16-24-401-025	9,663	16-24-407-038	2,189
16-24-305-030	14,076	16-24-400-015*	14,878	16-24-401-026	9,648	16-24-407-043	1,753
16-24-305-031	8,656	16-24-400-016*	14,878	16-24-401-027	9,949	16-24-407-044	14,084
16-24-305-032	11,320	16-24-400-017	80,105	16-24-401-028	11,083	16-24-407-047	19,578
16-24-305-033	12,018	16-24-400-018	9,855	16-24-401-029	12,918	16-24-407-048	2,210
6-24-305-034	1,406	16-24-400-019	10,167	16-24-401-030	9,640	16-24-408-001	1,818
6-24-305-035	11,972	16-24-400-020	2,437	16-24-401-031	11,556	16-24-408-002	12,415
6-24-305-036	8,772	16-24-400-021	70,287	16-24-401-032	2,134	16-24-408-003	24,746
6-24-305-037	11,571	16-24-400-022	12,955	16-24-401-033	2,095	16-24-408-004	24,746
6-24-305-038	1,406	16-24-400-023	14,664	16-24-401-034	10,928	16-24-408-005	11,832
6-24-305-039	10,095	16-24-400-024	14,557	16-24-401-035	1,838	16-24-408-006	9,546
6-24-305-040	11,364	16-24-400-025	16,260	16-24-401-036	14,302	16-24-408-007	9,524
5-24-306-005	EX	16-24-400-026	1,532	16-24-401-037	24,136	16-24-408-008	1,746
5-24-306-006	EX	16-24-400-027	9,400	16-24-401-038	12,081	16-24-408-009	1,746
5-24-306-007	RR	16-24-400-028	1,216	16-24-401-039	16,600	16-24-408-010	EX
5-24-307-001	EX	16-24-400-029	11,076	16-24-401-040	11,948	16-24-408-011	14,337
5-24-307-006	EX	16-24-400-030	15,711	16-24-401-041	11,645	16-24-408-012	9,190
5-24-307-009	EX	16-24-400-031	12,554	16-24-401-042	12,441	16-24-408-013	9,081
5-24-309-001	2,744	16-24-400-032	11,418	16-24-401-043	16,203	16-24-408-014	8,835
5-24-309-002	EX	16-24-400-033	1,498	16-24-401-044	16,670	16-24-408-015	1,439
5-24-309-003	14,143	16-24-400-034	9,079	16-24-407-001	26,959	16-24-408-016	1,439
5-24-309-004	8,164	16-24-400-035	11,484	16-24-407-002	13,546	16-24-408-017	10,291
5-24-309-005	1,413	16-24-400-036	12,811	16-24-407-003	14,832	16-24-408-018	10,291
5-24-309-006	10,505	16-24-400-037	10,215	16-24-407-004	2,474	16-24-408-019	10,496
5-24-309-007	12,244	16-24-400-038	70,790	16-24-407-005	12,098	16-24-408-020*	14,270
5-24-309-008*	10,954	16-24-400-039	14,078	16-24-407-006	11,580	16-24-408-021	11,170
5-24-309-009	1,238	16-24-400-040	10,062	16-24-407-007	12,552	16-24-408-022	1,439
5-24-309-010	12,310	16-24-400-041	12,020	16-24-407-008	16,493	16-24-408-023	9,173
5-24-309-011	2,317	16-24-400-042	37,956	16-24-407-009	13,241	16-24-408-024	8,715
5-24-309-012*	8,914	16-24-400-043	EX	16-24-407-010*	14,215	16-24-408-028	1,439
5-24-309-013	1,094	16-24-401-001*	19,096	16-24-407-011	10,370	16-24-408-029	9,694

EXHIBIT III. 1998 EAV BY TAX PARCEL

* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
16-24-408-030	9,707						
16-24-408-031	10,525						
16-24-408-032	9,474						
16-24-408-037	11,791						
16-24-408-038	11,769						
16-24-408-043	12,578						
16-24-408-044	475						
<u>\$111,552,546</u>							

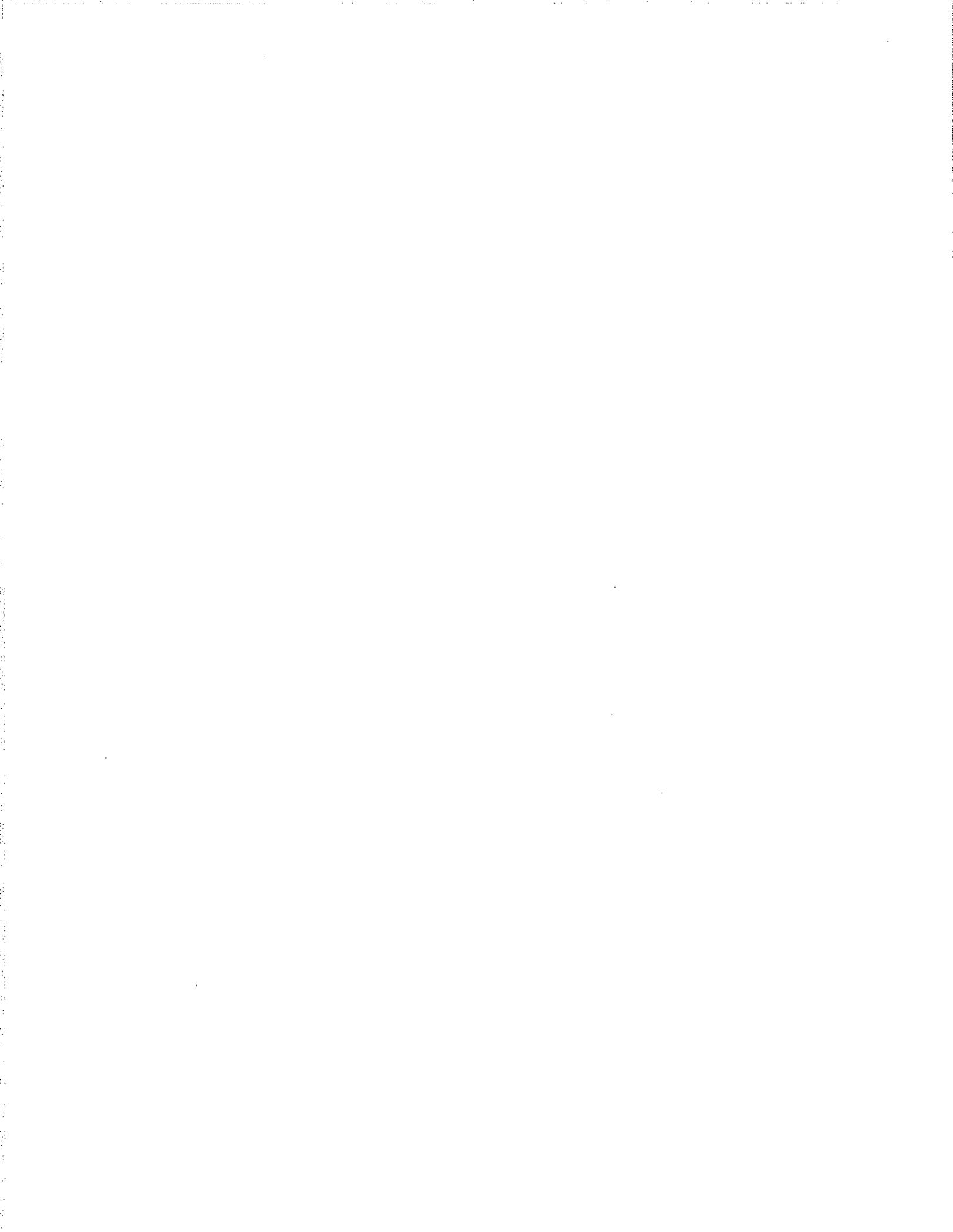


EXHIBIT IV:

Midwest Project Area Tax Increment Financing Eligibility Study



**MIDWEST
TAX INCREMENT FINANCING
ELIGIBILITY STUDY**

City of Chicago, Illinois

This Eligibility Study is subject to review
and comment and may be revised
after comment and hearing.

Prepared by:
Trkla, Pettigrew, Allen & Payne, Inc.

October 12, 1999
Revised: October 29, 1999
Revision No. 2: January 26, 2000
Revision No. 3: March 15, 2000

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EXECUTIVE SUMMARY

The purpose of this study is to determine whether the Midwest Tax Increment Financing Redevelopment Project Area (the "Project Area") qualifies for designation as a "conservation area" within the definitions set forth in the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.*, as amended.

The findings presented in this study are based on surveys and analyses conducted by Vernon Williams Architects, P.C. and Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") for the Project Area of approximately 1,995.5 acres located three and one half miles west of the central business district of Chicago, Illinois.

The Project Area is an improved area that encompasses 327 full and partial blocks, two large city parks (Garfield Park and Douglas Park) and 10,398 tax parcels of various sizes. The Project Area is generally bounded by Kinzie Street, Lake Street, Washington Boulevard and the Eisenhower Expressway on the north; Western, California and Rockwell Avenues on the east; 16th Street, the C.B. & O Rail Line south of 19th Street on the south; and Pulaski Road, Hamlin Avenue and the Belt Rail Line west of Kolmar Avenue on the west.

The boundaries of the Project Area are shown on Figure 1, *Project Boundary*.

Figure 2, *Current Generalized Land Use*, demonstrates a generalized view of current land use patterns within the Project Area. This figure is generalized and does not constitute the totality of land uses on a parcel-by-parcel basis within the Project Area.

As set forth in the Act, a "redevelopment project area" means an area designated by the municipality which is not less in the aggregate than 1½ acres, and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, a blighted area, or a conservation area, or a combination of both blighted and conservation areas. The Project Area exceeds the minimum acreage requirements of the Act.

As set forth in the Act, "conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three or more of the following factors--dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning--is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

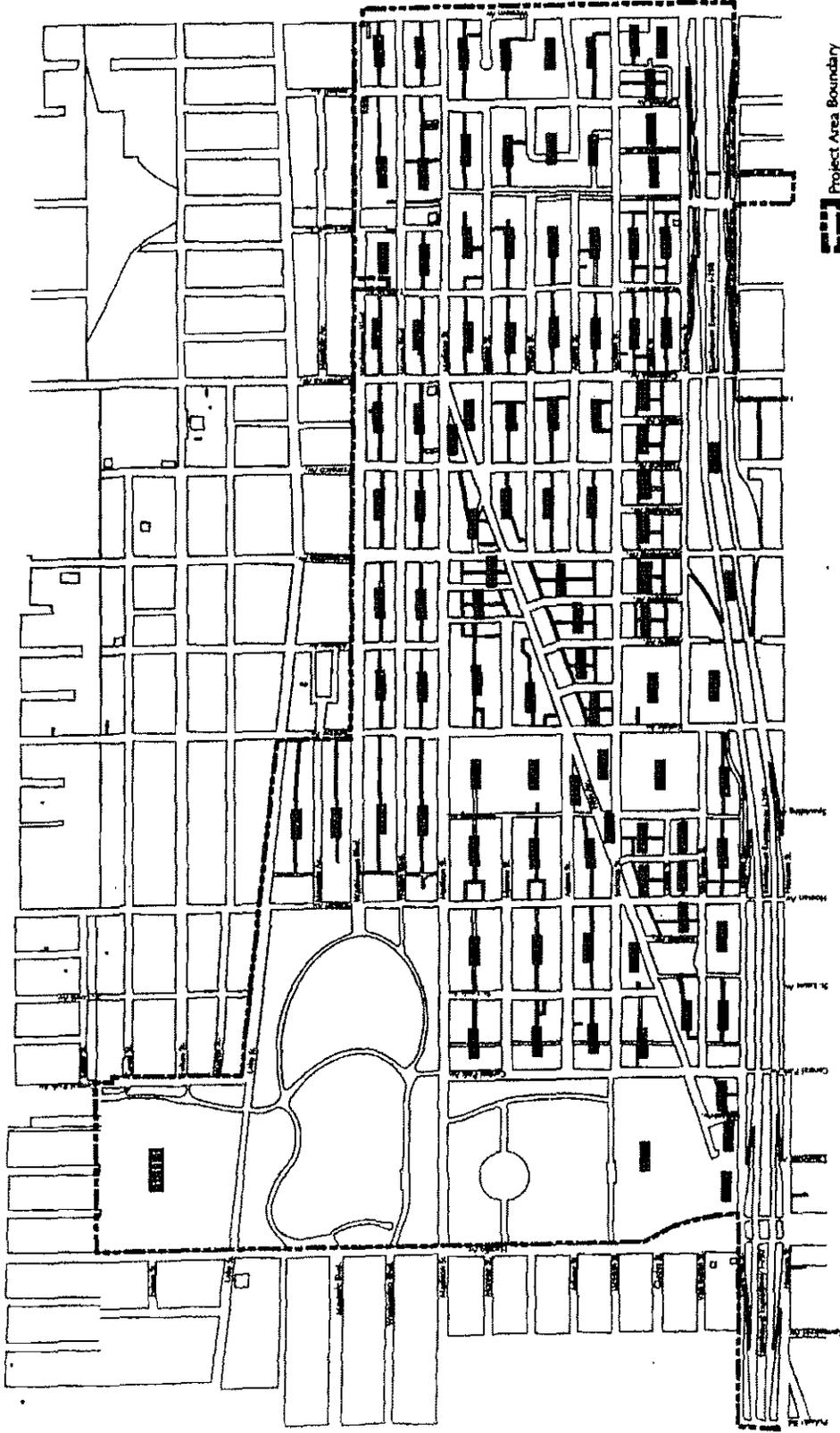


Figure 14
BOUNDARY

MIDWEST

Tax Increment Financing Redevelopment Project

CHICAGO

Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.

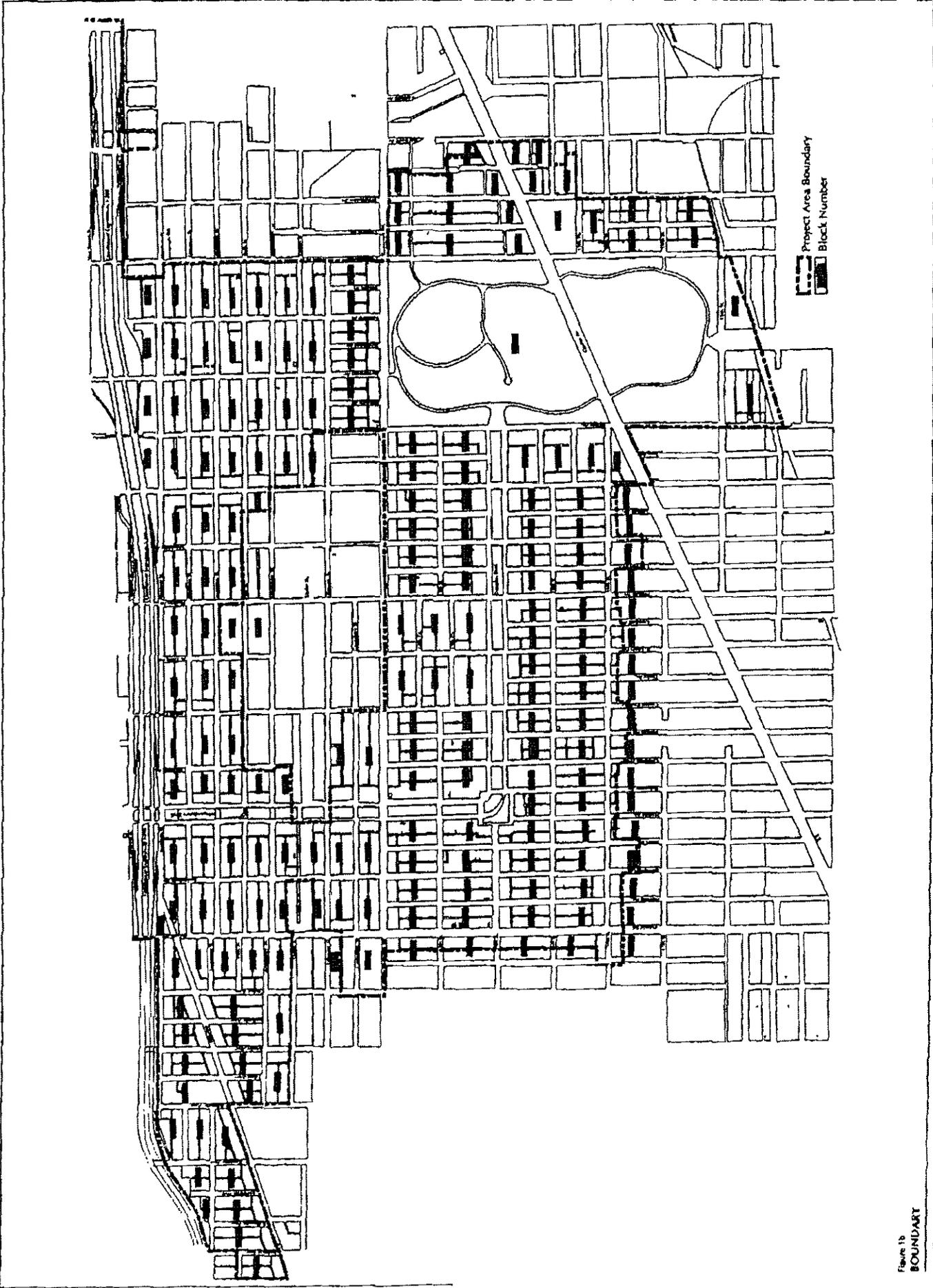


Figure 1b
BOUNDARY

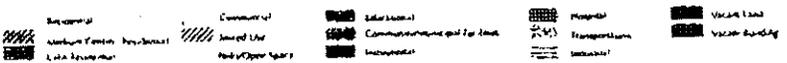
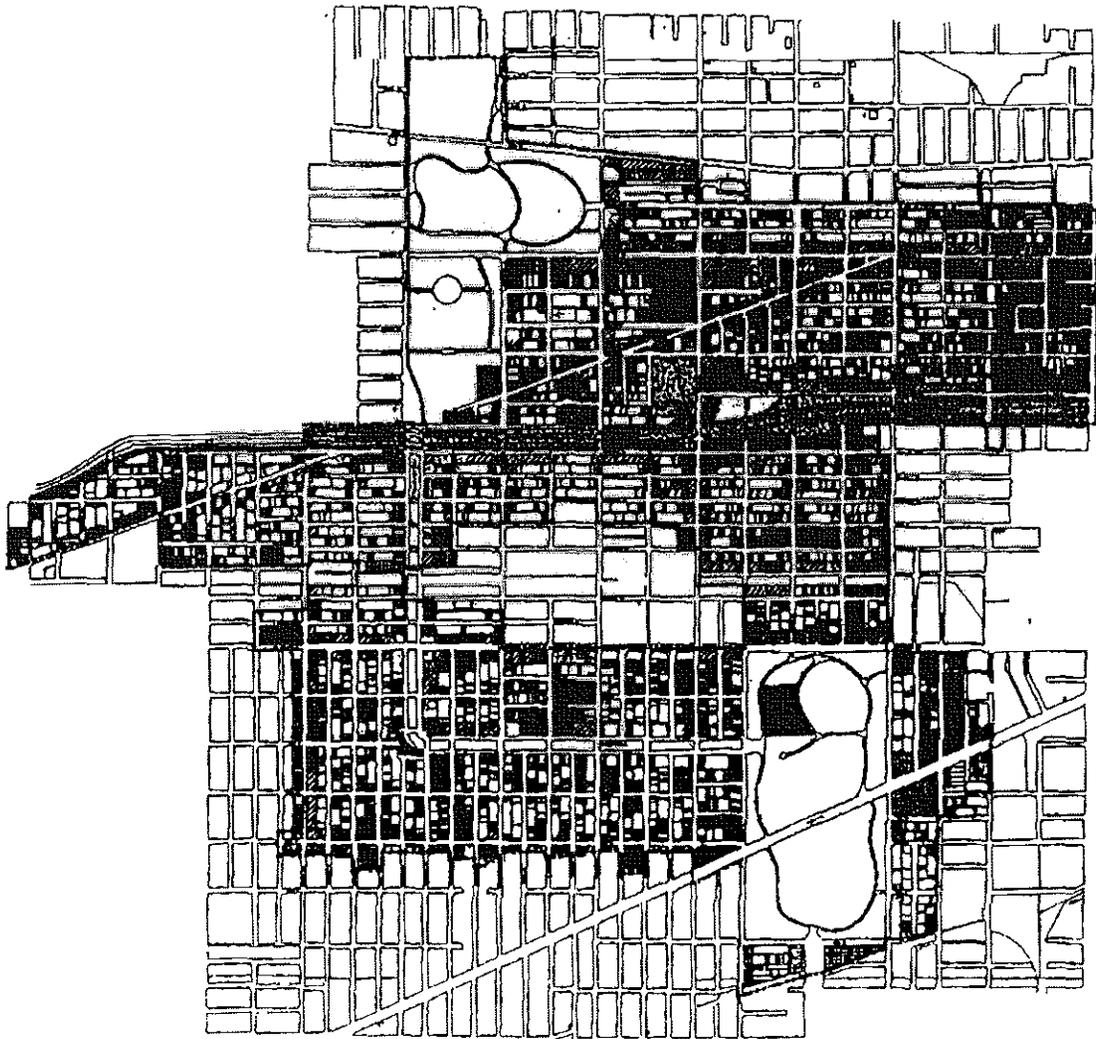


Figure 1
GENERALIZED EXISTING LAND USE



While it may be concluded that the mere presence of the minimum number of the stated factors in the Act may be sufficient to make a finding that conditions exist which cause the area to be classified as a conservation area, the conclusions contained in the Eligibility Study are made on the basis that the conservation factors must be present to an extent which would lead reasonable persons to conclude that public intervention is appropriate or necessary. Secondly, the conservation factors must be reasonably distributed throughout the Project Area so that basically good areas are not arbitrarily found to be conservation areas simply because of proximity to areas which are found to be conservation areas.

On the basis of this approach, the Project Area is found to be eligible as a conservation area within the conservation area definition set forth in the Act. Specifically:

- Approximately ninety-six (96.0) percent of the 5,085 buildings in the Project Area are 35 years of age or older.
- Of the 14 conservation area factors set forth in the Act, nine factors are found to be present. These factors include dilapidation, obsolescence, deterioration, structures below minimum code standards, excessive vacancies, excessive land coverage, deleterious land-use or layout, depreciation of physical maintenance and lack of community planning.
- All blocks within the Project Area show the presence of conservation factors.
- Seven of the factors present within the Project Area are found to be present to a major extent and are reasonably distributed throughout the Project Area. These factors are obsolescence, deterioration, structures below minimum code, excessive vacancies, deleterious land use or layout, depreciation of physical maintenance and lack of community planning.
- Two of the factors present within the Project Area are found to a limited extent and, while affecting most blocks, the properties within each of the blocks where these factors are present are limited in number. These factors are dilapidation and excessive land coverage.
- The combination of conservation factors present within the Project Area are detrimental to the public safety, health, morals or welfare and may cause the Project Area to become blighted.
- The Project Area includes only real property and improvements that will be substantially benefited by the proposed redevelopment project improvements.

The conclusions of the eligibility analyses indicate that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social stability of the City. The analyses indicate that the Project Area is not yet a blighted area, but deteriorating and declining conditions are present and the Project Area may become a blighted area in the future. The combination of factors present indicate that the Project Area as a whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without public action, including designating the Project Area as a redevelopment project area pursuant to the Act and adopting the use of tax increment financing to stimulate private investment.

Section III, *Eligibility Analysis and Conclusions*, contains a summary of the surveys and analysis conducted within the Project Area and the conclusions of the eligibility analyses undertaken to assist the City in determining whether the Project Area qualifies for designation as a redevelopment project area and use of tax increment financing pursuant to the Act.

I. BASIS FOR REDEVELOPMENT

The Illinois General Assembly made two key findings in adopting the Act:

1. That there exists in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight or conditions which lead to blight are detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that a prospective redevelopment project qualifies either as a "blighted area" or as a "conservation area" within the definitions for each set forth in the Act (in Section 11-74.4-3). These definitions are described below.

A. Eligibility of a Conservation Area

A conservation area is an improved area in which 50 percent or more of the structures in the area have an age of 35 years or more and there is a presence of a combination of three or more of the fourteen factors listed below. Such an area is not yet a blighted area, but because of a combination of three or more of these factors, the area may become a blighted area.

- Dilapidation
- Obsolescence
- Deterioration
- Illegal use of individual structures
- Presence of structures below minimum code standards
- Abandonment
- Excessive vacancies
- Overcrowding of structures and community facilities
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land-use or lay-out
- Depreciation of physical maintenance
- Lack of community planning

B. Eligibility of a Blighted Area

A blighted area may be either improved or vacant. If the area is improved (*e.g.*, with industrial, commercial and residential buildings or improvements), a finding may be made that the area is blighted because of the presence of a combination of five or more of the following fourteen factors:

- Age
- Dilapidation
- Obsolescence
- Deterioration
- Illegal use of individual structures
- Presence of structures below minimum code standards
- Excessive vacancies
- Overcrowding of structures and community facilities
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land-use or lay-out
- Depreciation of physical maintenance
- Lack of community planning.

If the area is vacant, it may be found to be eligible as a blighted area based on the finding that the sound growth of the taxing districts is impaired by one of the following criteria:

- A combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
- The area immediately prior to becoming vacant qualified as a blighted improved area.
- The area consists of an unused quarry or unused quarries.
- The area consists of unused railyards, rail tracks or railroad rights-of-way.
- The area, prior to the area's designation, is subject to chronic flooding which adversely impacts on real property which is included in or (is) in proximity to any improvement on real property which has been in existence for at least five years and which substantially contributes to such flooding.
- The area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites.
- The area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within five years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision (1) of the subsection (a), and the area

has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

While the Act defines a blighted area and a conservation area, it does not define the various factors for each, nor does it describe what constitutes the presence or the extent of presence necessary to make a finding that a factor exists. Therefore, reasonable criteria should be developed to support each local finding that an area qualifies as either a blighted area or as a conservation area. In developing these criteria, the following principles have been applied:

1. The minimum number of factors must be present and the presence of each must be documented;
2. For a factor to be considered present, it should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act; and
3. The factors should be reasonably distributed throughout the redevelopment project area.

It is also important to note that the test of eligibility is based on the conditions of the area as a whole; it is not required that eligibility be established for each and every property in the project area.

II. THE MIDWEST PROJECT AREA

The Project Area is generally bounded on the north by sections of Kinzie Street, Lake Street and Washington Boulevard; on the east by an irregular line including Western Avenue and sections of California, Washtenaw, Talman and Rockwell Avenues; on the south by the C.B. & O Rail Line and an irregular line which includes the south side frontage of 16th Street from Albany Avenue to Pulaski Road; and on the west by sections of Pulaski Road and Hamlin Avenue.

In total, the Project Area contains 5,085 buildings, 327 full and partial blocks, 10,398 tax parcels of various sizes, and encompasses approximately 1,995.5 acres of land. The acreage is divided as indicated in Table 1 below. The entire Project Area also contains a significant number of vacant parcels, many of which occupy major portions of the block, and others scattered among individual sites and parcels.

For the purpose of identifying land within the entire improved "conservation area" the Project Area is divided into separate areas as illustrated in Table 1.

**Table 1: Acreage Distribution
Midwest Project Area**

Area	Total Acres	Percent of Total Area
• Rail Lines	20.7	1.0
• Eisenhower Expressway	98.9	4.9
• Other Streets and Alley rights-of-way	681.8	34.2
• Douglas Park	176.8	8.9
• Garfield Park	183.8	9.2
• Remaining built-up area blocks	833.5	41.8
Total	1,995.5	100.0

The Project Area includes major portions of the North Lawndale and East Garfield Park neighborhoods. The area contains many positive amenities including two large city parks (Garfield Park and Douglas Park), a number of other institutional and educational facilities, and good access to major transportation routes such as the Eisenhower Expressway. Although new in-fill housing has been constructed in a few concentrated areas, a number of problem conditions continue to exist. These include: aging buildings; widespread deterioration of building and site conditions; obsolete building types; vacant buildings, including buildings which are burned-out or vandalized building shells, and vacant space within buildings; vacant and underutilized land areas littered with debris; and wide-spread evidence of deferred maintenance. Many of these conditions are concentrated along the commercial corridors where empty buildings, vacant lots and boarded buildings dominate the existing pattern of development. These conditions are found

along corridor streets such as Pulaski Road, Kedzie Avenue, Roosevelt Road, Harrison Avenue, along the Eisenhower Expressway, Madison Street, Jackson Boulevard, West Fifth Avenue and 16th Street. Deteriorating conditions along these corridors have a blighting influence on nearby residential areas. West Fifth Avenue contains a mix of incompatible commercial and residential activity. Local streets exhibit poor pavement conditions and a lack of curbs and walks.

III. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS:

An analysis was made of each of the eligibility factors listed in the Act for a conservation area to determine whether each or any are present in the Project Area, and if so, to what extent and in what locations. Surveys and analyses conducted by TPAP and Vernon Williams - Architects, P.C. included:

1. Exterior survey of the condition and use of each building;
2. Site surveys of streets, alleys, sidewalks, curbs and gutters, lighting, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original and current platting and building size and layout;
6. Analysis of vacant sites and vacant buildings;
7. Analysis of building floor area and site coverage;
8. Analysis of building permits issued for the Project Area from 1991 through 1996; and
9. Review of previously prepared plans, studies and data.

Figure 3 presents the survey form used to record building conditions.

A factor noted as "not present" indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses. A factor noted as "present to a limited extent" indicates that conditions exist which document that the factor is present, but that the distribution or impact of the factor is limited. Finally, a factor noted as "present to a major extent" indicates that conditions exist which document that the factor is present throughout major portions of the block, and that the presence of such conditions are widespread throughout the area and has had a major adverse impact or influence on adjacent and nearby development.

The following statement of findings is presented for each blight factor listed in the Act. The conditions that exist and the relative extent to which each factor is present in the Project Area are described. What follows is the summary evaluation of the 14 conservation factors for the area. The factors are presented in order of their listing in the Act.

A. Age

Age is a prerequisite factor in determining an area's qualification for designation as a conservation area. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over a period of years. Since building deterioration and related structural problems can be a function of time, temperature, moisture and level of maintenance over an extended period of years, structures which are 35 years or older typically exhibit more problems and require greater maintenance than more recently constructed buildings. Structures within the Project Area are some of the oldest buildings in the city, most of which were built between the 1890's and the 1930's.

Conclusion

Of the 5,085 buildings within the Project Area, 4,883, or 96 percent, are 35 years of age or older. The Project Area meets the conservation area prerequisite that more than 50 percent of the structures are 35 years of age or older.

Figure 4, *Age*, illustrates the presence and distribution by block of all buildings in the Project Area which are more than 35 years of age. This factor is widely distributed throughout the Project Area.

B. Dilapidation

Dilapidation refers to advanced disrepair of buildings and site improvements. Webster's New Collegiate Dictionary defines "dilapidate," "dilapidated" and "dilapidation" as

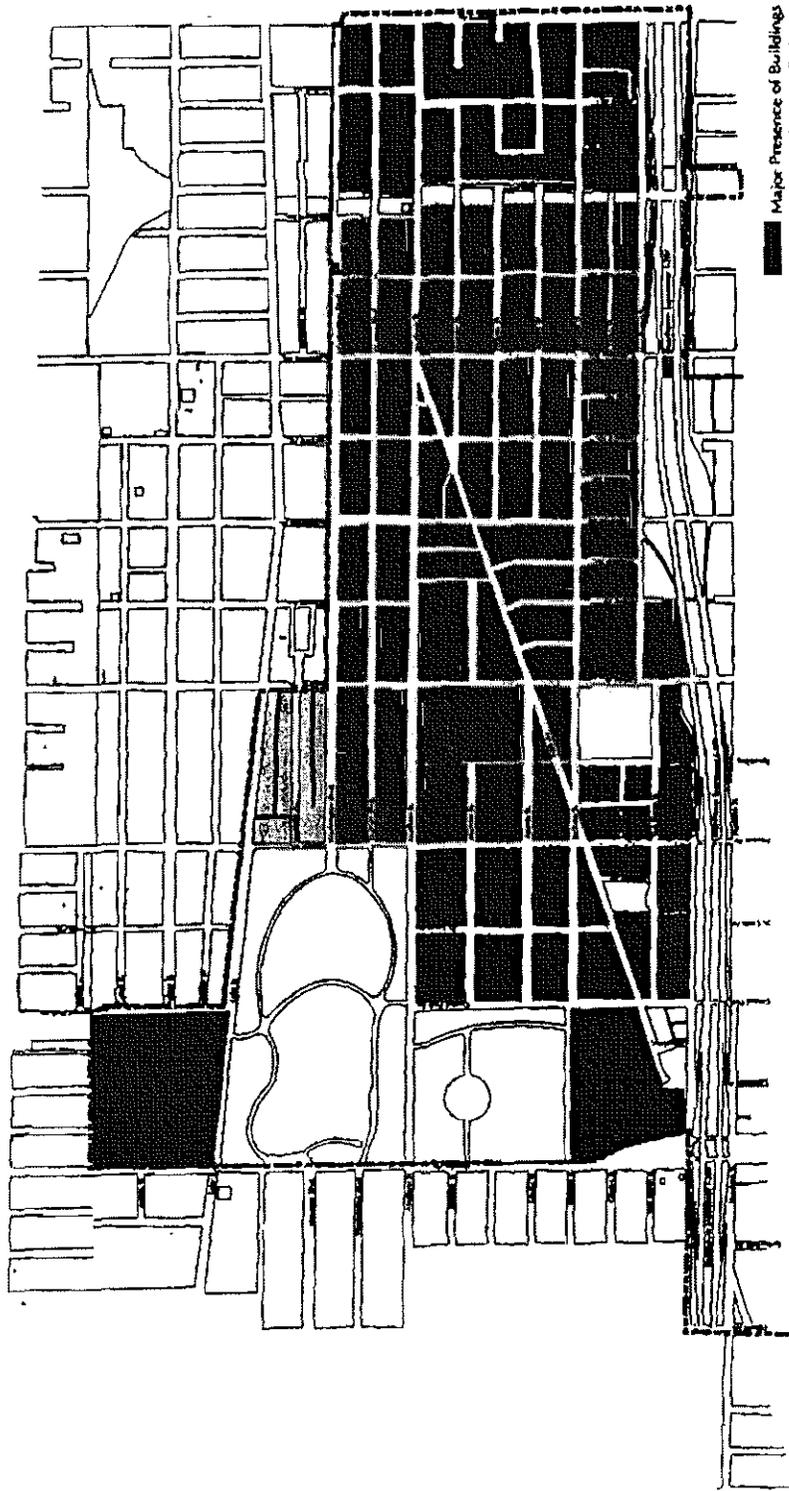
Dilapidate, "... to become or cause to become partially ruined and in need of repairs, as through neglect."

Dilapidated, "... falling to pieces or into disrepair; broken down; shabby and neglected."

Dilapidation, "... dilapidating or becoming dilapidated; a dilapidated condition."

To determine the existence of dilapidation, an assessment was undertaken of all buildings within the Project Area. The process used for assessing building conditions, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation are presented below.

The building condition analysis is based on an exterior inspection of all buildings undertaken during the period beginning in December 1998 through January 1999 and during August and September, 1999 for the extended area blocks. Noted during the inspections were structural deficiencies in building components and related environmental deficiencies in the Project Area.



■ Major Presence of Buildings
 35 Years of Age or Older
 ■ Minor Presence of Buildings
 35 Years of Age or Older

Figure 43
ACE



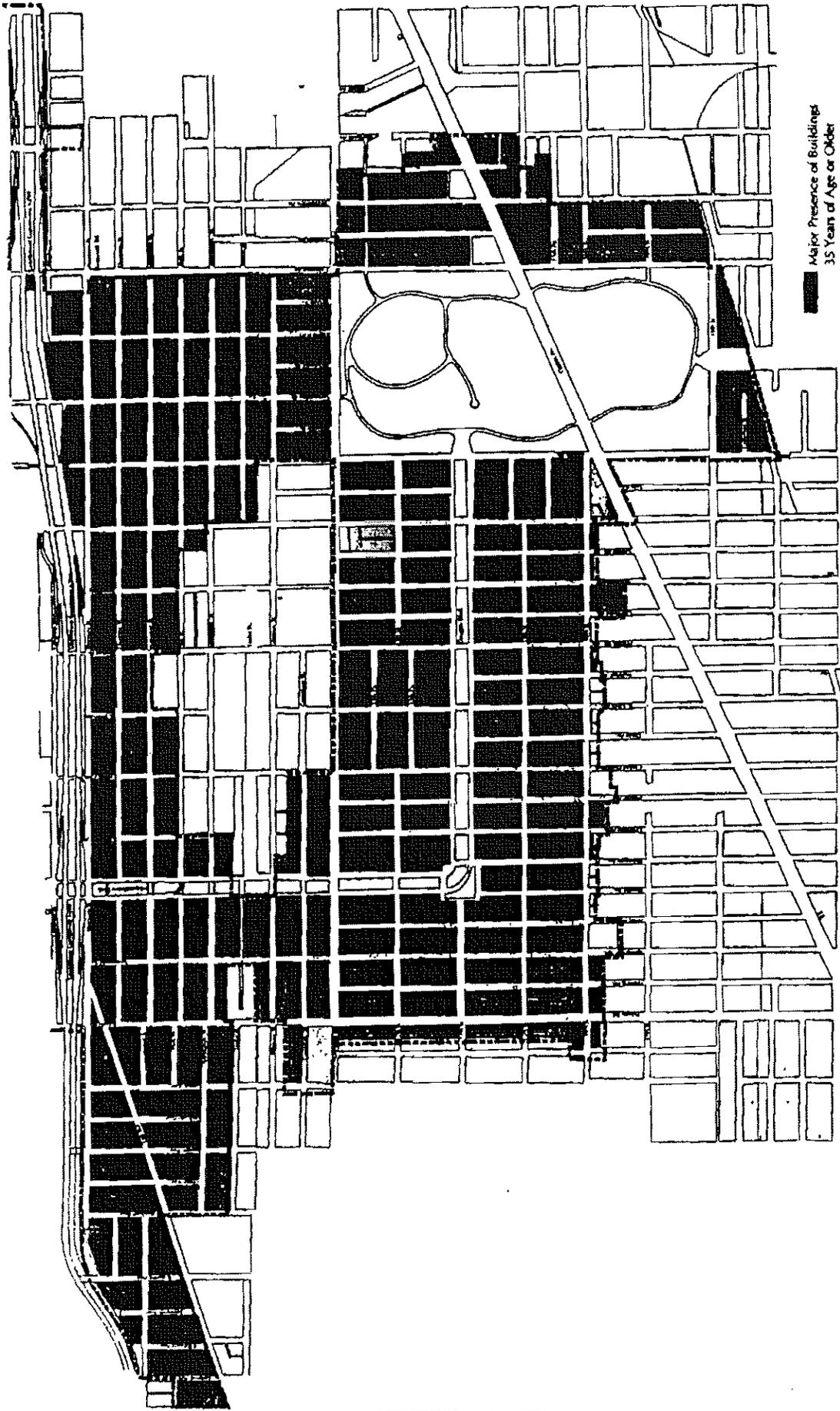


Figure 40
AGE

MIDWEST

Tax Increment Financing Redevelopment Project

Chicago II

Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.

1. Building Components Evaluated

During the field survey, each component of a building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Structural

These include the basic elements of any building: foundation walls, load bearing walls and columns, roof and roof structure.

Secondary Components

These components are generally secondary to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, gutters and downspouts.

Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in the various components have on the remainder of the building.

2. Building Rating Classifications

Based on the evaluation of building components, each building was rated and classified into one of the following categories:

Sound

Buildings which contain no defects, are adequately maintained, and require no treatment outside of normal maintenance as required during the life of the building.

Deficient

Buildings which contain defects (loose or missing material or holes and cracks) over either limited or widespread areas which may or may not be correctable through the course of normal maintenance (depending on the size of the building or number of buildings in a large complex). Deficient buildings contain defects which, in the case of limited or minor defects, clearly indicate a lack of or a reduced level of maintenance. In the case of major defects, advanced defects are present over widespread areas would require major upgrading and significant investment to correct.

Dilapidated

Buildings which contain major defects in primary and secondary components over widespread areas. The defects are so serious and advanced that the building is considered to be substandard, requiring improvements or total reconstruction. Corrective action may not be feasible.

Of the 5,085 buildings within the Project Area, 191, or 3.7% are in a substandard (dilapidated) condition. The factor of dilapidation is present to a limited extent in the blocks containing the older buildings.

Blocks in which 10% or more of the buildings are dilapidated (substandard) are indicated as characterized by the presence of dilapidation to a major extent. Blocks in which less than 10% of the buildings are dilapidated are indicated as characterized by the presence of dilapidation to a

limited extent. Figure 5, *Dilapidation*, illustrates the presence and distribution of substandard buildings in the Project Area.

C. *Obsolescence*

Webster's New Collegiate Dictionary defines "obsolescence" as "being out of use; obsolete." "Obsolete" is further defined as "no longer in use; disused" or "of a type or fashion no longer current." These definitions are helpful in describing the general obsolescence of buildings or site improvements in a proposed redevelopment project area. In making findings with respect to buildings, it is important to distinguish between functional obsolescence, which relates to the physical utility of a structure, and economic obsolescence, which relates to a property's ability to compete in the market place.

Functional Obsolescence

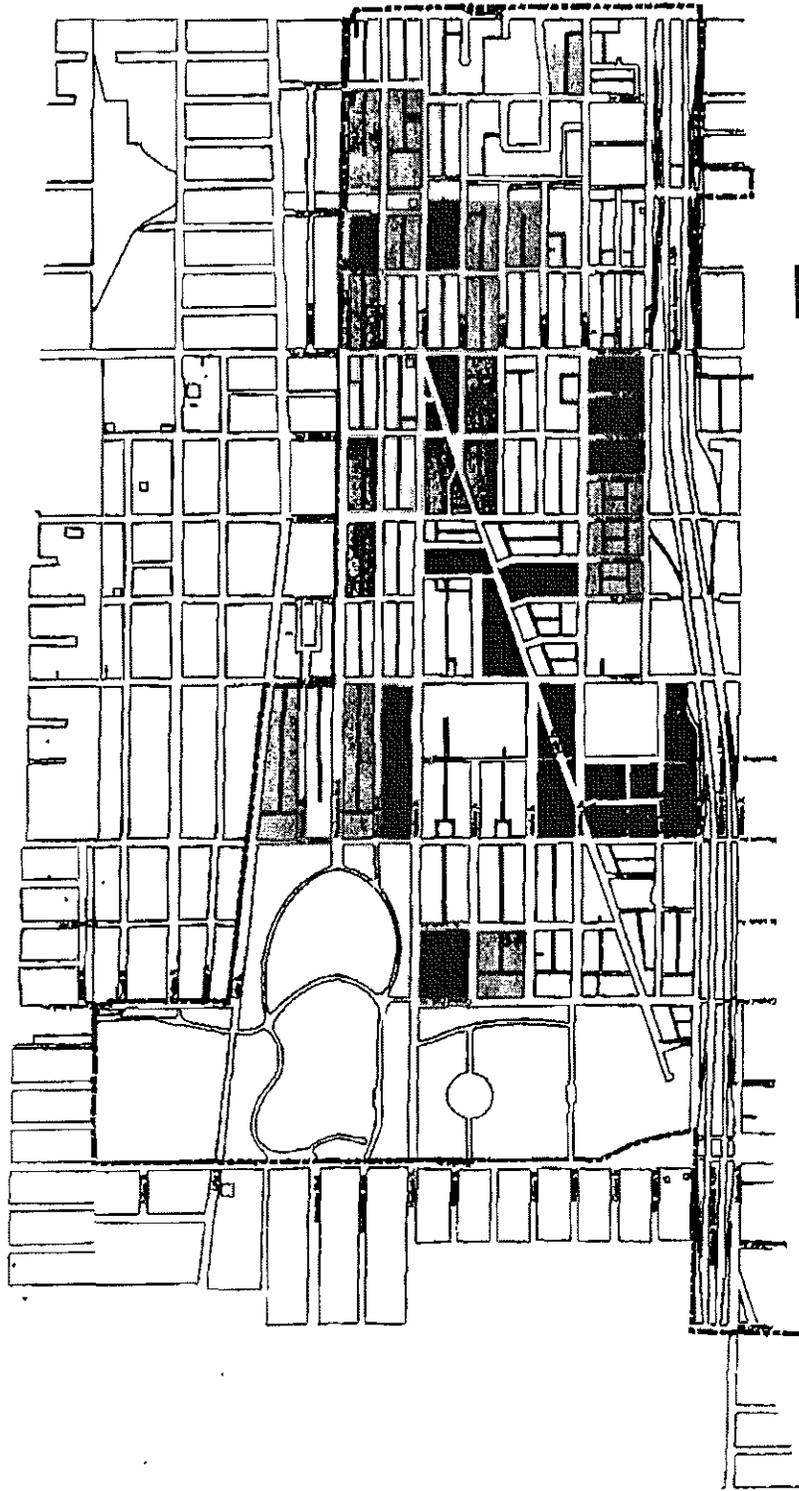
Historically, structures have been built for specific uses or purposes. The design, location, height, and space arrangement are intended for a specific occupant at a given time. Buildings become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper orientation of the building on its site, etc., which detracts from the overall usefulness or desirability of a property.

Economic Obsolescence

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated designs, etc.

Obsolescence as a factor should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.



■ Major Presence of Buildings
 in Dilapidated Condition
 ▨ Minor Presence of Buildings
 in Dilapidated Condition
 □ Other

Figure 54
DILAPIDATION

MIDWEST

Tax Increment Financing Redevelopment Project

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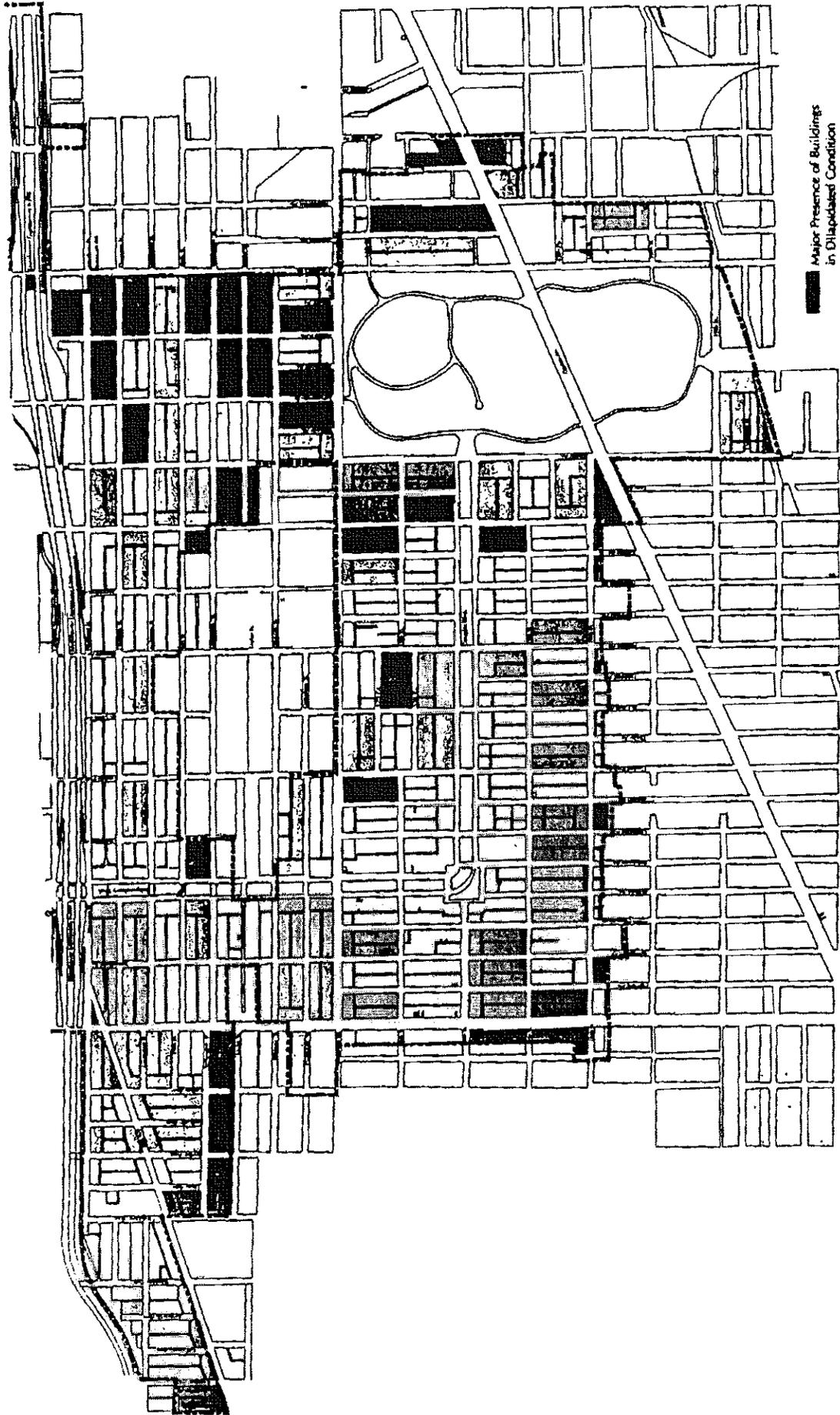


Figure 56
DILAPIDATION

1. Obsolete Building Types

Functional or economic obsolescence in buildings, which limits their long-term use or reuse, is typically difficult and expensive to correct. Deferred maintenance, deterioration and vacancies often result. The presence of obsolete buildings can have an adverse effect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area. Characteristics observed in buildings characterized by obsolescence include the following:

- Small, narrow buildings with limited floor plates for existing or long-term use.
- Single purpose buildings designed for a specific use which are not easily adaptable or suited to other uses, including small commercial buildings and accessory storage buildings.
- Lack of, or inadequate, loading facilities.
- Buildings with single-pane windows.
- Commercial buildings converted to uses other than the original uses for which they were constructed, i.e. store-front churches or commercial properties used for dwelling purposes.
- Residential buildings converted to accommodate additional units or converted/expanded to accommodate commercial activity.

One hundred ninety-nine (199) of the 5,085 buildings in the Project Area are impacted by obsolescence. Buildings characterized by obsolescence are limited in their efficient or economic use consistent with contemporary standards.

2. Obsolete Platting

The Project Area was originally platted around the turn of the century. The grid pattern of typical city blocks, narrow 25 foot lots, commercial frontage along major streets dominate the area. Fifth Avenue runs diagonally through the northern portion of the area resulting in small triangular-shaped blocks, an inconsistent pattern of block sizes and shapes, and including parcels of varying configurations and depths. The narrow lot pattern, including many lots of 25 feet in width, is consistent with the developed residential blocks in the Project Area and in other Chicago neighborhoods. However, the same narrow platting along commercial corridors inhibits the use of property, limits the proper development of these commercial frontages, and is inconsistent with modern-day standards for commercial development. Numerous buildings with limited widths and depths are vacant, and narrow parcels formerly occupied by buildings are now vacant along these corridors. Affected properties lack adequate provision for vehicular access, parking, and loading. Business located on small sites have limited opportunity for expansion, and land assembly is difficult due to the diversity of ownership that typically exists. Commercial properties impacted by obsolete platting exist along all of the major commercial streets including Madison Street, West Fifth Avenue, Harrison Street, Roosevelt Road, 16th Street, Ogden Avenue, Pulaski Road, Kedzie Avenue, California Avenue and a small section of Western Avenue.

Conclusion

The factor of obsolescence, including obsolete buildings and obsolete platting is present to a major extent in 82, or 25 percent, of the 327 blocks and to a limited extent in 73, or 22 percent of the total blocks.

Blocks in which 20% or more of the buildings or sites are obsolete are indicated as characterized by the presence of obsolescence to a major extent. Blocks in which less than 20 % of the buildings or sites are obsolete are indicated as characterized by the presence of obsolescence to a limited extent. Figure 6, *Obsolescence*, illustrates the presence and extent of obsolescence in the Project Area.

D. Deterioration

Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

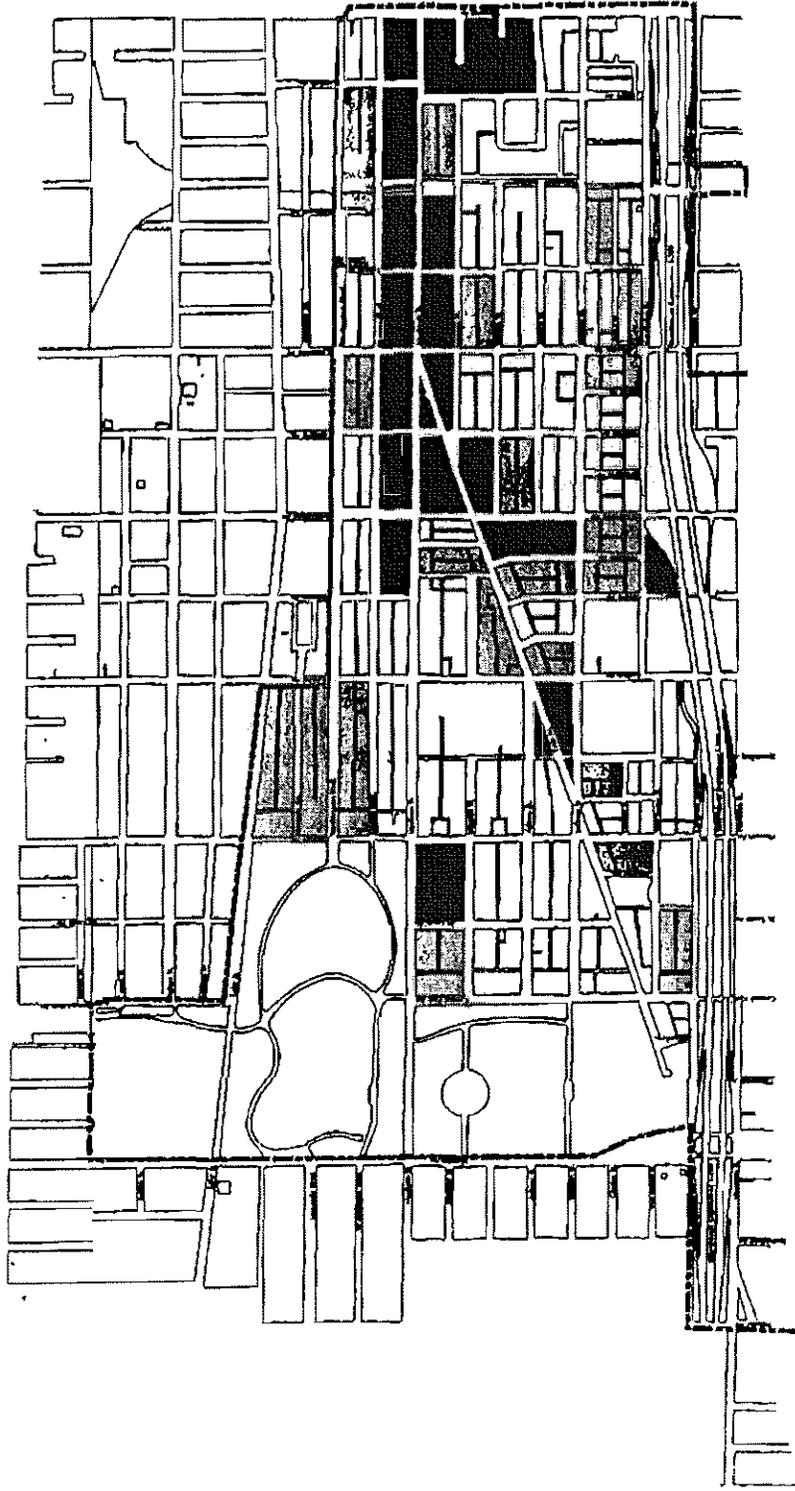
- Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.
- Deterioration which is not easily correctable and cannot be accomplished in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. Minor deficient and major deficient buildings are characterized by defects in the secondary building components (e.g., doors, windows, fire escapes, gutters and downspouts, fascia materials, etc.), and defects in primary building components (e.g., foundations, exterior walls, floors, roofs, etc.), respectively.

It should be noted that all buildings and site improvements classified as dilapidated are also deteriorated.

Deterioration of Buildings

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." Of the total 5,085 buildings, including dilapidated buildings, 3,368 or 66.2 percent, are classified as deteriorating or deteriorated.

Table 2; *Summary of Building Deterioration*, summarizes building deterioration within the blocks containing buildings in the Project Area.



Major Presence of Obsolescence
 Minor Presence of Obsolescence

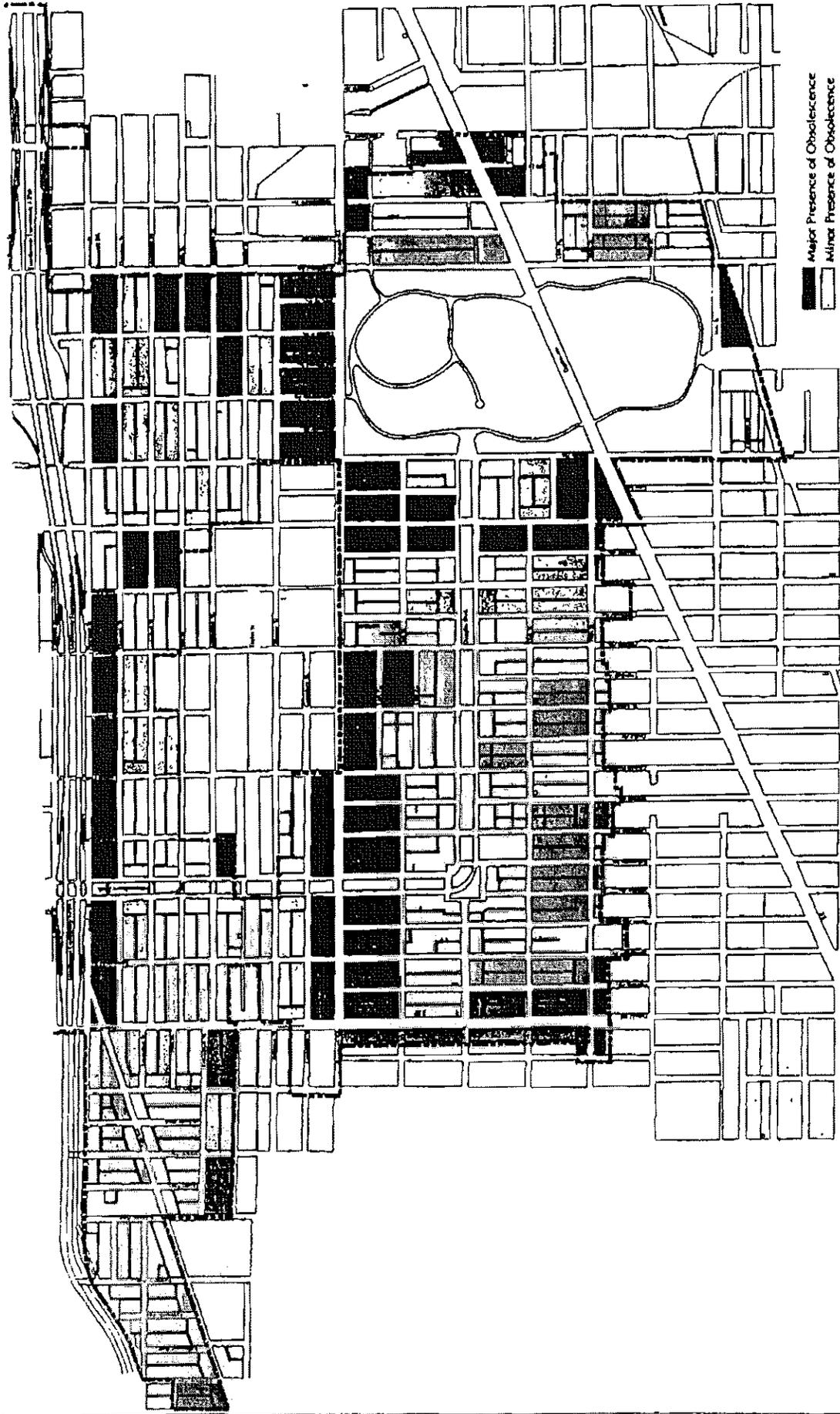
Figure 6a
OBsolescence

MIDWEST

Tax Increment Financing Redevelopment Project

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Major Presence of Obsolescence
 Minor Presence of Obsolescence

Figure 46
 OBSCURE

MIDWEST

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Chicago, IL

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Deterioration of Street Pavement, Alleys, Curbs, Gutters and Sidewalks and Viaducts

Field surveys were conducted to identify the condition of streets, alleys, curbs, gutters sidewalks, and viaducts in the Project Area. Major mile and half-mile street are generally in good condition, except along the east side of Pulaski Road, from 16th Street to the Eisenhower Expressway which contains patched pavement and pot holes. Many of the interior east-west and north-south street surfaces, sidewalks and alleys are deteriorating. East-west streets and portions of streets in deteriorating condition include: Monroe Street, Fifth Avenue, Adams Street, Jackson Boulevard, portions of Flounoy Street, Lexington Street, Polk Street, Arthington Street, Taylor Street, particularly from Pulaski Road to Kildare with very poor pavement, including pot holes, gravel areas with discarded auto parts, Fillmore Street, 13th Street, 15th Street and 16th Street. North-south streets, curbs, and sidewalks impacted by deterioration include: Harding Avenue in the southwest portion of the area, portions of Lawndale Avenue, St. Louis Avenue, Christiana Avenue, Spaulding Avenue, Albany Avenue, Whipple Avenue, Sacramento Avenue, Richmond and Francisco Avenues, Mozart and a two-block area of California Avenue, Washtenaw, Rockwell Street and Campbell Avenue.

Additionally, railroad viaducts are deteriorating under the elevated rail lines along Rockwell Street, north of the Eisenhower Expressway, and over the north-south streets at the rail line between Taylor and Fillmore Street.

Deterioration as a factor is present to a major extent in 221 blocks and to a limited extent in 60 blocks within the Project Area.

Blocks in which 20% or more of the buildings or site improvements are characterized by some deterioration and, provided that at least 10% of all buildings are deteriorating to a major extent, indicate the factor of deterioration is present to a major extent. Blocks in which fewer than 20% of the buildings or sites show some deterioration and fewer than 10% of all buildings are deteriorating to a major extent, deterioration is considered to be present to a limited extent. Figure 7, *Deterioration*, illustrates the presence and extent of deterioration within the Project Area.

E. Illegal Use Of Individual Structures

Illegal use of individual structures refers to the presence of uses or activities which are not permitted by law.

Illegal use of individual structures was not documented as part of the field surveys conducted.

Table 2: Summary of Building Deterioration

Survey Block Number	No. of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
1-218	2	0	2	0
1-219	2	0	2	0
1-220,1,2	20	10	10	0
1-223	17	3	14	0
1-216	23	9	14	0
1-212,3	26	7	19	0
1-217	14	3	11	0
1-209	12	3	8	1
1-208	28	18	10	0
1-215	20	3	16	1
1-224	19	6	13	0
1-205	27	14	11	2
1-204	26	10	14	2
1-200	21	6	15	0
1-201	4	1	2	1
1-425	29	18	11	0
1-421	34	19	14	1
1-426	14	8	5	1
1-422	1	1	0	0
1-423	12	4	7	1
1-424	6	4	2	0
1-428	6	4	2	0
1-427	16	2	13	1
1-202	4	2	2	0
1-203,7,11	16	12	4	0
1-206,10,14	10	1	9	0
2-412	25	16	7	2
2-413	49	34	15	0
2-414	43	15	27	1
2-415	27	19	5	3
2-202	17	8	9	0
2-203	2	2	0	0
2-206	32	15	17	0
2-207	1	1	0	0
2-210	26	13	13	0
2-211,12,13	9	6	2	1

Table 2 (Cont.'d)

Survey Block Number	No. of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
2-324	17	3	14	0
2-325	22	9	12	1
2-326	21	12	7	2
2-327	41	19	22	0
2-328	7	4	3	0
2-329	28	17	11	0
2-330	32	5	27	0
2-331	23	13	10	0
2-100	19	11	8	0
2-101	12	2	8	2
2-102	10	2	8	0
2-103	22	2	18	2
2-105,6	14	1	11	2
2-109	25	12	11	2
2-108	22	6	15	1
2-107	25	4	19	2
2-110	35	14	21	0
2-117	5	3	2	0
2-111	23	10	13	0
2-116	21	12	9	0
2-113	17	8	8	1
2-114	18	7	9	2
2-115	30	6	24	0
2-112	9	1	8	0
3-200	9	5	3	1
3-201	14	5	9	0
3-204	28	16	10	2
3-205	16	11	5	0
3-208	16	11	5	0
3-209	33	23	10	0
3-313	6	3	3	0
4-118	3	1	2	0
4-119	20	4	15	1
4-120	21	3	16	2
4-121	15	2	12	1
4-122	14	6	6	2
4-123	13	5	5	3
4-124	15	3	10	2
4-125	2	0	2	0
4-126	1	1	0	0
4-128	1	0	1	0
4-129	2	2	0	0

Table 2 (Cont.'d)

Survey Block Number	No. of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
4-130	2	2	0	0
4-131	3	0	3	0
4-132	14	2	10	2
4-219	3	0	2	1
4-220	9	1	8	0
4-221	8	2	6	0
4-222	10	1	9	0
4-223	1	1	0	0
4-227	37	8	27	2
4-228	3	1	2	0
4-232	1	1	0	0
4-300	11	6	4	1
4-301	18	5	13	0
4-302	22	6	13	3
4-303	14	5	7	2
4-304	30	11	19	0
4-305	32	6	25	1
4-306	24	10	14	0
4-307	18	5	10	3
4-308	27	4	22	1
4-309	24	5	18	1
4-310	27	8	18	1
4-311	30	10	19	1
4-312	18	0	17	1
4-313	6	2	4	0
4-314	1	1	0	0
4-315	18	4	11	3
4-316	14	0	12	2
4-317	16	4	12	0
4-318	19	3	14	2
4-319	12	0	10	2
4-320	2	0	1	1
4-321	2	1	1	0
4-322	14	2	10	2
4-323	3	0	2	1
4-326	15	3	11	1
4-327	21	2	15	4
4-328	23	7	12	4
4-329	22	3	19	0
4-330	8	0	7	1
4-331	19	3	15	1

Table 2 (Cont.'d)

Survey Block Number	No. of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
4-402	23	13	10	0
4-403	13	4	9	0
4-406	38	20	18	0
4-407	20	7	12	1
4-410	24	15	9	0
4-411	22	12	10	0
5-300	4	0	3	1
5-301	17	2	14	1
5-302	22	24	17	1
5-303	8	4	4	0
5-304	18	9	9	0
5-305	33	18	14	1
5-306	33	16	16	1
5-307	7	2	5	0
5-308	24	11	12	1
5-309	27	13	14	0
5-310	31	14	17	0
5-311	14	3	11	0
5-312	29	14	15	0
5-313	30	14	16	0
5-314	27	16	10	1
5-315	6	2	3	1
5-317	13	5	7	1
5-318	21	11	10	0
5-319	16	7	9	0
5-320	17	11	6	0
5-321	3	0	3	0
5-323	27	8	18	1
5-324	33	12	20	1
5-325	30	13	16	1
5-326	26	10	15	1
5-327	21	6	14	1
5-328	35	16	19	0
5-117	1	1	0	0
5-119	4	2	2	0
5-120	9	0	9	0
5-214	10	7	3	0
5-215	2	1	1	0
5-216	15	8	7	0
5-218	11	4	7	0
5-224	30	18	12	0
5-226	5	5	0	0

Table 2 (Cont.'d)

Survey Block Number	No. of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
5-400	16	7	9	0
5-401	29	16	13	0
5-404	28	19	9	0
5-405	33	25	7	1
5-408	29	13	16	0
6-302	1	1	0	0
6-100	19	4	14	1
6-101	22	5	17	0
6-102	27	6	20	1
6-103	16	9	6	1
6-104	15	5	9	1
6-105	15	4	10	1
6-106	28	12	13	3
6-107	7	4	3	0
6-108	20	3	17	0
6-109	14	6	8	0
6-110	23	10	13	0
6-111	20	6	14	0
6-112	21	8	13	0
6-113	19	2	17	0
6-114	14	3	10	1
6-115	17	5	11	1
6-116	23	6	16	1
6-117	22	6	16	0
6-118	15	6	9	0
6-119	1	1	0	0
6-120	19	6	13	0
6-121	17	3	14	0
6-122	32	4	24	4
6-123	22	5	17	0
6-124	10	2	8	0
6-125	12	2	9	1
6-126	20	5	14	1
6-127	18	3	14	1
6-128	12	2	9	1
6-129	26	9	17	0
6-200	17	4	12	1
6-201	20	11	9	0
6-202	18	3	15	0
6-203	1	0	0	1
6-208	11	2	8	1
6-209	11	3	7	1

Table 2 (Cont.'d)

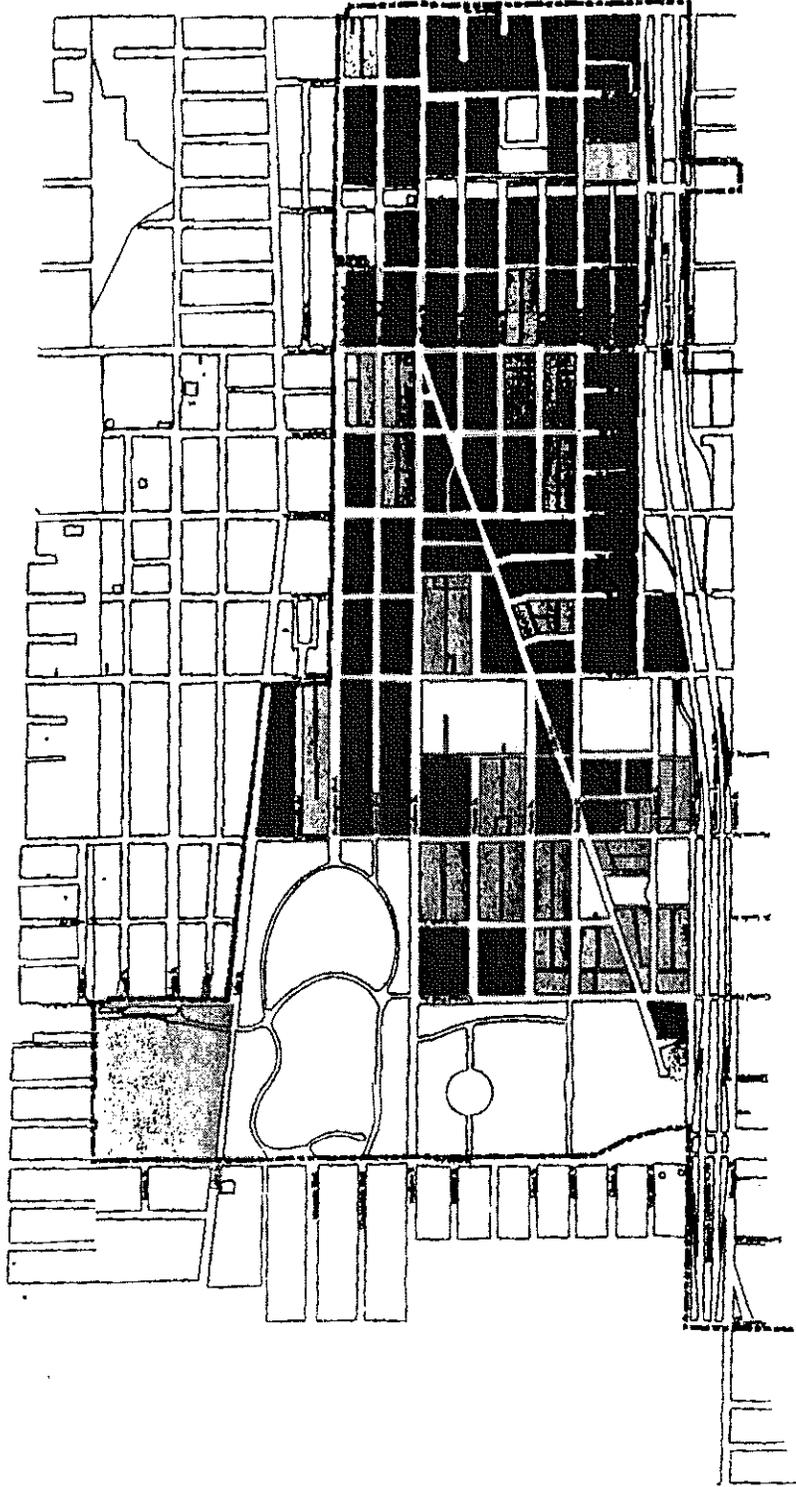
Survey Block Number	No. of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
6-214	14	2	12	0
6-215	16	5	11	0
6-216	17	3	14	0
6-217	13	2	10	1
6-222	34	8	24	2
6-223	21	2	19	0
6-224	27	7	19	1
6-225	26	0	26	0
6-300	3	0	3	0
6-301	2	0	1	1
6-302	1	1	0	0
6-305	1	0	1	0
6-306	7	2	4	1
6-307	1	1	0	0
6-401	4	0	4	0
6-403	1	0	1	0
7-100	16	5	10	1
7-101	16	5	10	1
7-102	18	4	13	1
7-103	19	3	15	1
7-104	17	8	8	1
7-105	24	11	13	0
7-106	15	4	10	1
7-107	7	4	3	0
7-204	19	7	12	0
7-205	16	9	7	0
7-206	16	6	9	1
7-207	7	4	2	1
7-210	23	6	17	0
7-211	25	11	14	0
7-212	23	9	14	0
7-213	14	4	10	0
7-218	7	6	1	0
7-219	17	8	9	0
7-220	21	7	14	0
7-221	9	3	5	1
7-226	31	7	23	1
7-227	19	1	18	0
7-228	24	5	18	1
7-229	22	9	12	1

Table 2 (Cont.'d)

Survey Block Number	No. of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
7-404	1	0	1	0
7-405	1	0	1	0
7-406	1	0	0	1
7-407	2	0	2	0
7-300	3	2	0	1
7-306	45	13	30	2
7-307	2	0	2	0
8-407	29	11	18	0
8-401	36	14	21	1
8-208,213	7	0	7	0
8-209	11	2	7	2
8-214,221	4	4	0	0
8-215	13	3	9	1
8-200	1	0	1	0
8-201	4	2	2	0
8-202	4	2	2	0
8-216	7	2	4	1
8-222	14	10	4	0
8-217	16	0	16	0
8-206,211	58	15	41	2
8-207,212	32	9	19	4
8-225	29	8	21	0
8-400	35	4	31	0
8-408	25	7	18	0
9-207	6	0	6	0
9-215	4	0	4	0
9-222	13	0	10	3
9-230	14	1	10	3
9-407	4	0	4	0
9-424	18	1	16	1
9-428	1	1	0	0
10-306	2	0	2	0
10-307	20	3	16	1
10-316	40	4	35	1
10-317	27	6	20	1
10-318	20	6	14	0
10-400	10	1	9	0
10-401	27	9	18	0
10-402	16	2	14	0
10-403	8	2	6	0
10-404	19	6	13	0

Table 2 (Cont.'d)

Survey Block Number	No. of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
10-405	33	6	1	0
10-406	25	5	20	0
10-407	29	2	25	2
10-408	10	2	7	1
10-409	13	4	9	0
10-410	31	11	19	1
10-411	44	5	38	1
10-412	23	1	21	1
10-413	29	6	22	1
10-414	30	7	23	0
10-416	13	2	9	2
10-417	24	4	17	3
10-418	12	3	6	3
Total	5,085	1,717	3,177	191
Percent	100.0	33.8	62.5	3.7



■ Major Presence of Deterioration
 ■ Minor Presence of Deterioration

Figure 7
DETERIORATION

MIDWEST

Tax Increment Financing Redevelopment Project

CHICAGO

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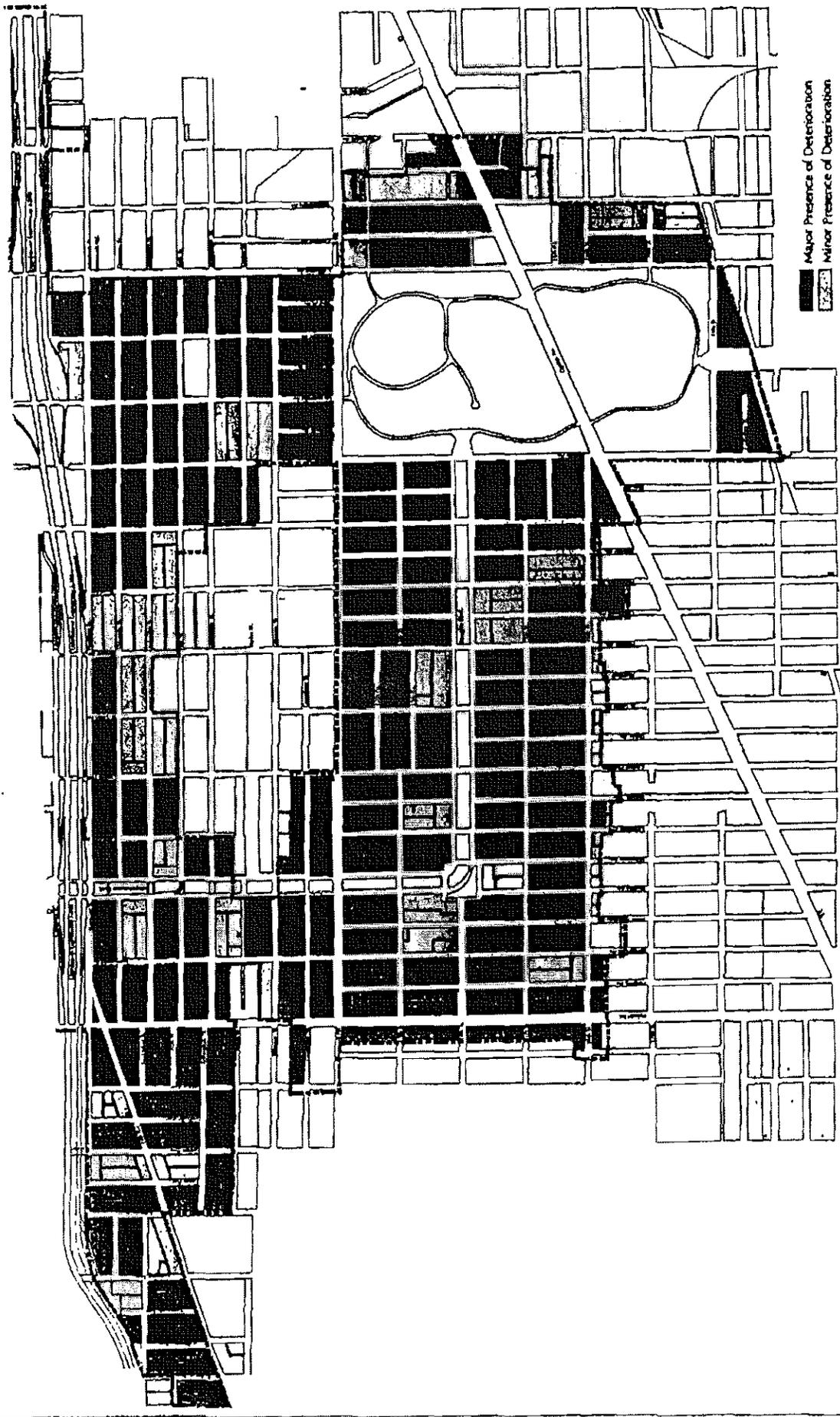


Figure 7b
DETERIORATION

F. Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures which do not meet the standards of subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed so that they will be strong enough to support the loads expected, to be safe for occupancy against fire and similar hazards, and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which threaten health and safety.

Determination of the presence of structures below minimum code standards was based upon visible defects and advanced deterioration of building components from the exterior surveys. Of the total 5,085 buildings, 1,004, or 19.7 percent, exhibited advanced deterioration and defects which are below the standards for existing buildings and property maintenance codes of the City of Chicago. Additionally, code violation records of the City, available for the area from Pulaski Road east indicate that over the past 4 years, 2,452 of the total 4,520 buildings in the area east of Pulaski Road, or 54.2 percent, were cited for code violations.

Blocks in which 20% or more of the buildings contain advanced defects indicate the factor of structures below minimum code standards is present to a major extent. Blocks in which fewer than 20% of the buildings are below minimum code standards are considered present to a limited extent. The factor of structures below minimum code standards is present to a major extent in 139 blocks and to a limited extent in 115 blocks. Figure 7 illustrates the extent of buildings below minimum code standards in area blocks.

G. Abandonment

Abandonment as a factor applies only to conservation areas. Webster's New Collegiate Dictionary defines "abandon" as "to give up with the intent of never again claiming one's right or interest"; or "to give over or surrender completely; to desert."

Conclusion

Research of tax delinquent properties over extended years that might indicate the presence of abandonment was not conducted as part of the survey and analysis process.

H. Excessive Vacancies

Excessive vacancies refers to the presence of buildings or sites which are either unoccupied or not fully utilized, and which exert an adverse influence on the surrounding area due to the frequency or duration of vacancies. Excessive vacancies include properties for which there is little expectation for future occupancy or utilization.

Excessive building vacancies are found throughout much of the Project Area. Vacancies include buildings which are entirely vacant and buildings with vacant floor areas. Vacancies are prevalent in both commercial buildings and residential buildings.

Information regarding vacancies in individual buildings was obtained from exterior building surveys conducted by TPAP and Vernon Williams Architects, P.C. Vacancies, as observed, include a combination of gutted buildings, boarded-up buildings, vacant units or floor areas or signs advertising space available.

Of the total 5,085 buildings, 938, or 18.4%, are either partially or totally vacant.

Blocks in which 20% or more of the buildings are partially or totally vacant are indicated as characterized by the presence of excessive vacancies to a major extent. Blocks with fewer than 20% of the buildings partially or totally vacant are characterized by the presence of excessive vacancies to a limited extent. Excessive vacancies as a factor is present to a major extent in 154 blocks and to a limited extent in 99 blocks. Figure 9, *Excessive Vacancies*, illustrates the extent of vacancies by block.

I. Overcrowding of Structures and Community Facilities

Overcrowding of structures and community facilities refers to the utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings originally designed for a specific use and later converted to accommodate a more intensive use without adequate regard for minimum floor area requirements, privacy, ingress and egress, loading and services, capacity of building systems, etc.

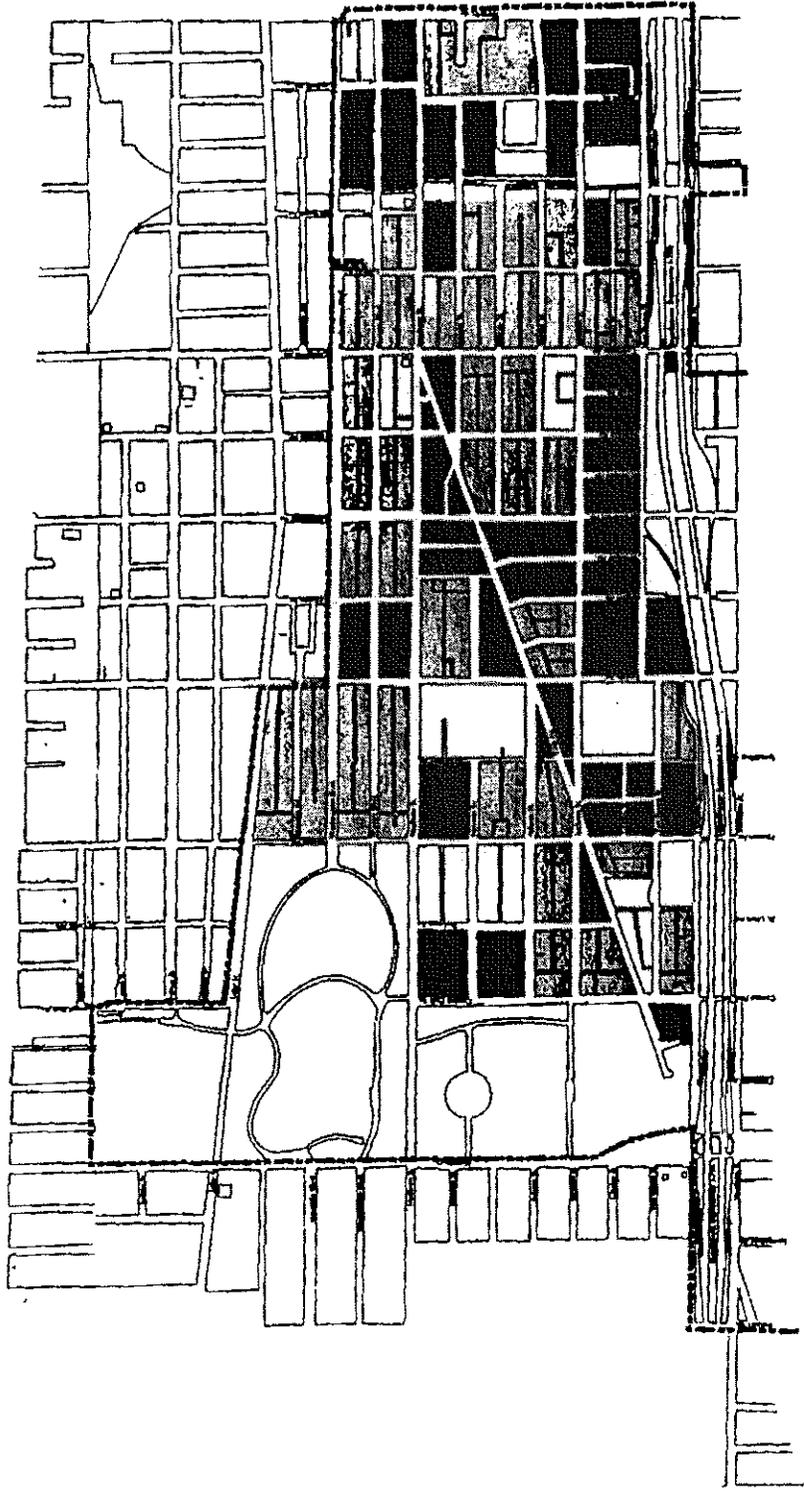
Conditions of overcrowding of structures and community facilities have not been documented as part of the exterior surveys undertaken within the Project Area.

J. Lack of Ventilation, Light, or Sanitary Facilities

Lack of ventilation, light, or sanitary facilities refers to substandard conditions which adversely affect the health and welfare of building occupants (*i.e.*, residents, employees, or visitors). Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in spaces/rooms without windows, *i.e.*, bathrooms, and rooms that produce dust, odor or smoke;
- Adequate natural light and ventilation by means of skylights or windows, proper window sizes, and adequate room area to window area ratios; and
- Adequate sanitary facilities (*i.e.*, garbage storage/enclosure, bathroom facilities, hot water, and kitchens).

The factor of lack of ventilation, light, or sanitary facilities is not documented as part of the exterior surveys conducted for the Project Area.



■ Major Presence of Structures Below Minimum Code Standards

▨ Minor Presence of Structures Below Minimum Code Standards

Figure 6
STRUCTURES BELOW MINIMUM CODE STANDARDS

MIDWEST

CHICAGO II

Tax Increment Financing Redevelopment Project

Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.

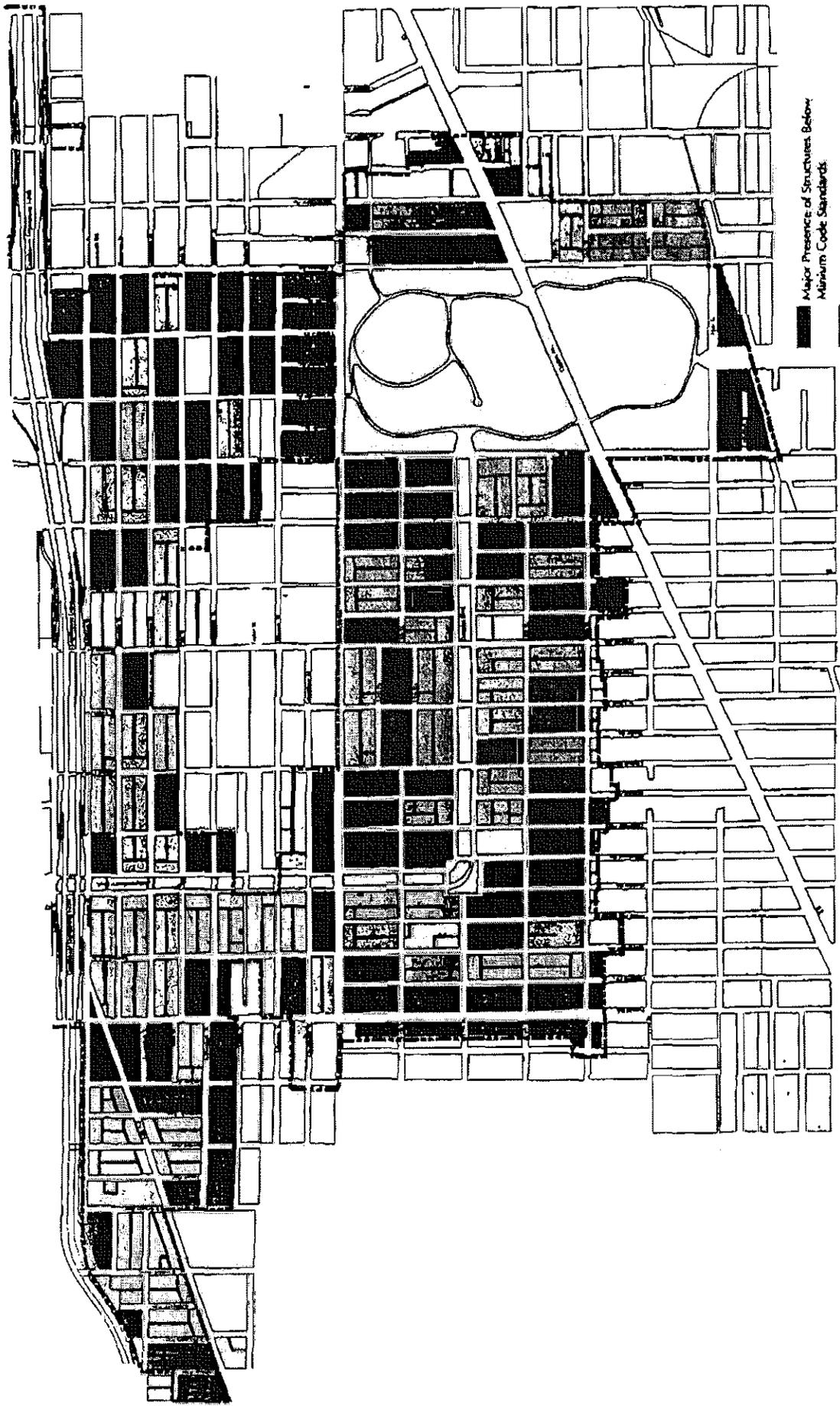


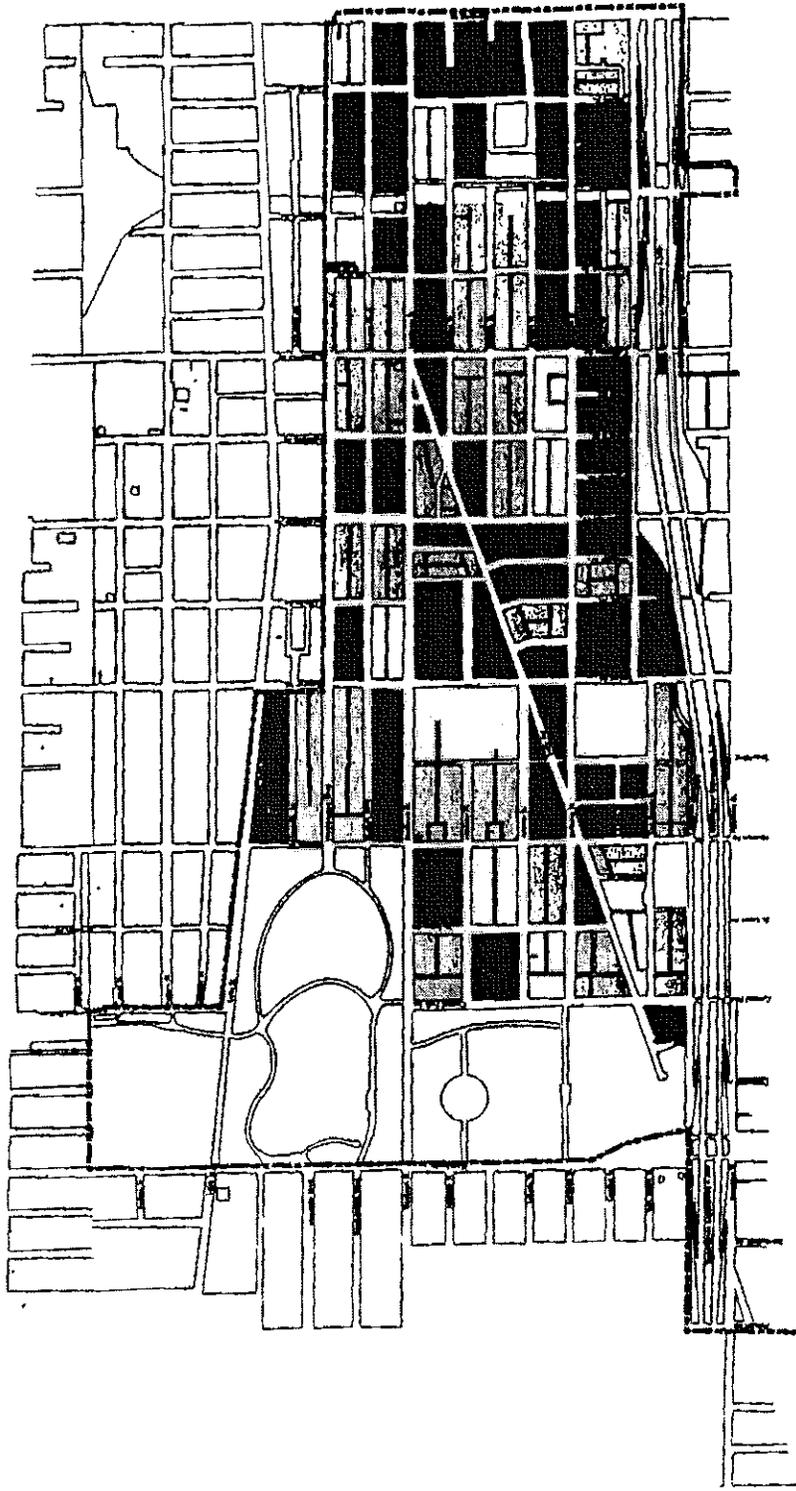
Figure 8b
 STRUCTURES BELOW MINIMUM CODE STANDARDS

MIDWEST

Tax Increment Financing Redevelopment Project

Chicago, IL

Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.



■ Major Presence of Excessive Vacancies
 ■ Minor Presence of Excessive Vacancies

Figure 34
EXCESSIVE VACANCIES

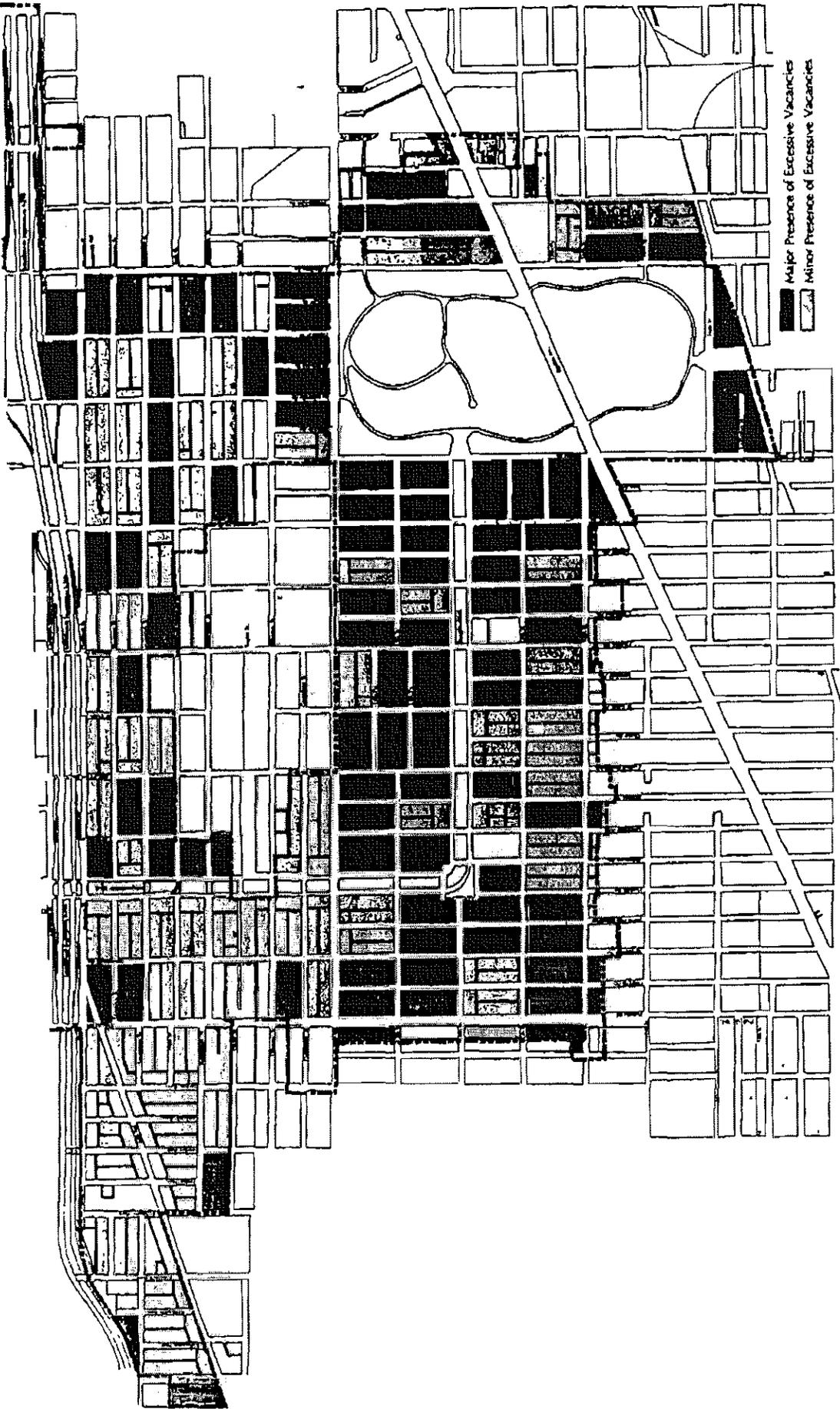


FIGURE 2
EXCESSIVE VACANCIES

MIDWEST

CHICAGO II

Tax Increment Financing Redevelopment Project

Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.

K. Inadequate Utilities

Inadequate utilities refers to deficiencies in the capacity or condition of utilities which service a property or area, including, but not limited to, storm drainage, water supply, electrical power, streets, sanitary sewers and natural gas.

Determination of existing utilities and conditions of inadequate utilities has not been documented as part of the surveys and analyses undertaken within the Project Area.

L. Excessive Land Coverage

Excessive land coverage refers to the over-intensive use of land and the over crowding of buildings and accessory facilities on a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards for health and safety. The resulting inadequate conditions include such factors as insufficient provision of light and air circulation, increased threat of fires due to the close proximity of buildings, inadequate or improper access to a public right-of-way, lack of required off-street parking, and inadequate provisions for loading and service.

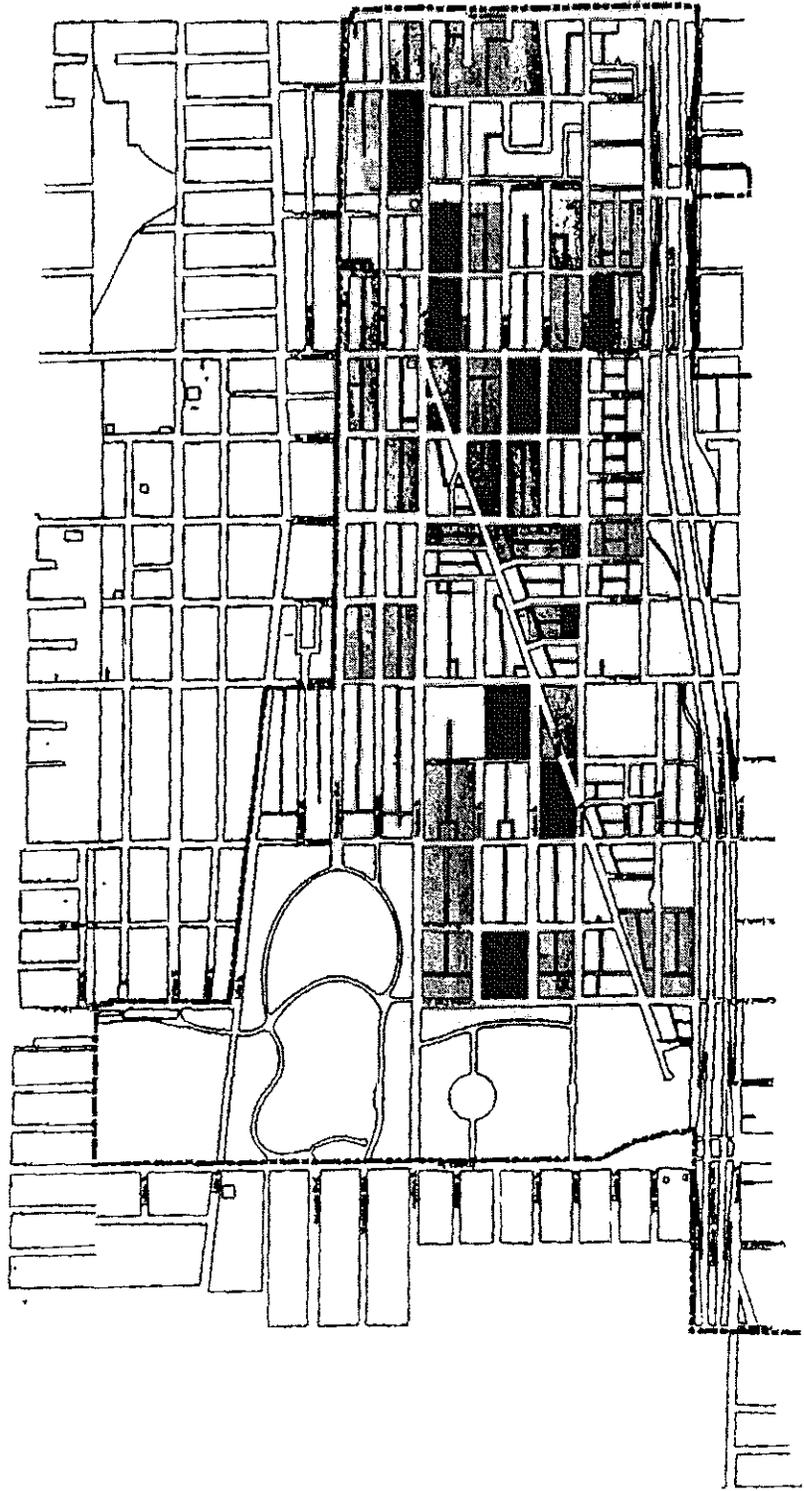
Excessive land coverage is present within most blocks and is widespread throughout the Project Area. Excessive land coverage is present where buildings cover most or all of the property upon which they are located and are characterized by the following conditions: a) parcels with multiple buildings, including residential properties where rear buildings are accessed via alleys; b) large multi-story apartment buildings occupying the entire lot with no provisions for off-street parking, service or loading; c) residential, commercial or mixed-use buildings converted to churches with no provisions for parking loading, or service; d) blocks containing public or private schools where building coverage leaves limited or no space for parking, service, or recreational space; and e) commercial and industrial properties with total lot coverage and lack of off-street parking, loading or service.

The factor of excessive land coverage is present to a major extent in 38 blocks and to a limited extent in 110 blocks.

Blocks in which 20% or more of the sites or land area is impacted by excessive land coverage are indicated as characterized by the presence of excessive land coverage to a major extent. Blocks in which less than 20% of the sites or land area indicates excessive land coverage are indicated as characterized by the presence of excessive land coverage to a limited extent. Figure 10, *Excessive Land Coverage*, illustrates the presence and extent of blocks impacted by this factor within the Project Area.

M. Deleterious Land-Use Or Layout

Deleterious land-uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed uses, and uses which may be considered noxious, offensive or otherwise environmentally unsuitable.



■ Major Presence of Excessive Land Coverage
 ▨ Minor Presence of Excessive Land Coverage

Figure 10a
EXCESSIVE LAND COVERAGE

MIDWEST

CINCINNATI

Tax Increment Financing Redevelopment Project

Prepared by: Trkla, Pietigrew, Allen, & Payne, Inc.

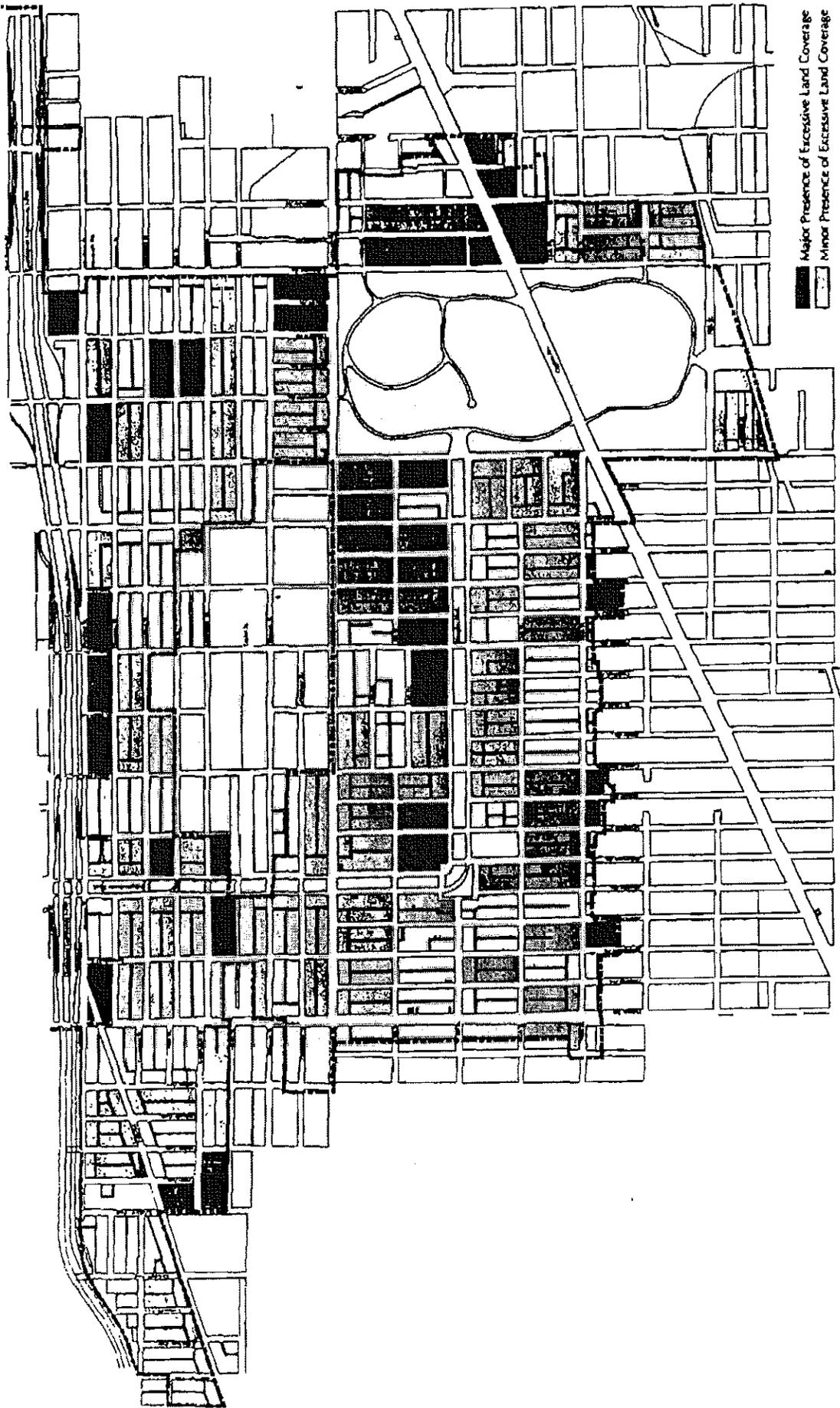


Figure 10:
EXCESSIVE LAND COVERAGE

MIDWEST

CHICAGO, IL

Tax Increment Financing Redevelopment Project

Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.



Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It is also evidenced by improper layout of buildings on parcels and in relation to other nearby buildings.

Major portions of the Project Area include blocks which contain a mixture of uses including residential uses within commercial corridors or commercial and other non-residential uses within residential blocks. A mix of commercial and residential uses exists along the main commercial streets including: 5th Avenue, 16th Street, Roosevelt Road, Harrison Street, Madison Street, Lake Street, Taylor Street, Pulaski Road, Kedzie Avenue And at Arthington Street and Kildare Avenue.

The incompatible mix continues to have a negative affect on areas adjacent to blocks in which these conditions are present.

The area also includes blocks with improper layout of parcels and buildings, including narrow parcels located along the major commercial corridors, parcels with total building coverage, and parcels with multiple buildings which overcrowd the site. Most of the local schools are located on blocks where the buildings cover most or all of the sites with no provisions for play, parking, and service areas.

The factor of deleterious land-use or layout is present to a major extent in 101 blocks and to a limited extent in 92 blocks.

Blocks in which 20% or more of all properties indicate deleterious land use or layout are indicated as characterized by the presence of deleterious land use or layout to a major extent. Blocks in which fewer than 20% of the properties indicate deleterious land use or layout are indicated as characterized by the presence of deleterious land use or layout to a limited extent. Figure 11, *Deleterious Land Use or Layout*, illustrates the extent of these conditions in the Project Area.

N. Depreciation of Physical Maintenance

Depreciation of physical maintenance refers to the deferred maintenance of buildings, parking areas and public improvements such as alleys, sidewalks and streets.

The presence of this factor within the Project Area includes:

- Buildings and Premises. Of the 5,085 buildings, 3,368, or 66 percent, suffer from deferred maintenance of windows, doors, store fronts, exterior walls, roofs and cornices, fire escapes, porches and steps, loading docks, fascias, gutters, downspouts and chimneys. Yards and premises, including many vacant lots throughout much of the area contain high weeds, deteriorated fencing, exposed junk storage, fly dumping and debris.

- Streets, Alleys, Sidewalks, Curbs and Gutters. Deterioration of these improvements is widespread throughout the Project Area's local interior street system. Poor pavement conditions include pot holes, exposed initial brick pavers and broken or missing sections of curb and sidewalk. Fly dumping of car tires, garbage bags, litter and debris is present on local streets near and under viaducts. Most of the vacant land and parcels contain uncut weeds and large amounts of debris.
- Parking Surface and Site Surface Areas. Parking areas within many blocks and particularly along commercial corridors, contain gravel surface with pot holes, weed growth and depressions. Industrial and commercial properties along major streets contain parking surfaces with either gravel or deteriorated asphalt which lack striping or bumper stops.

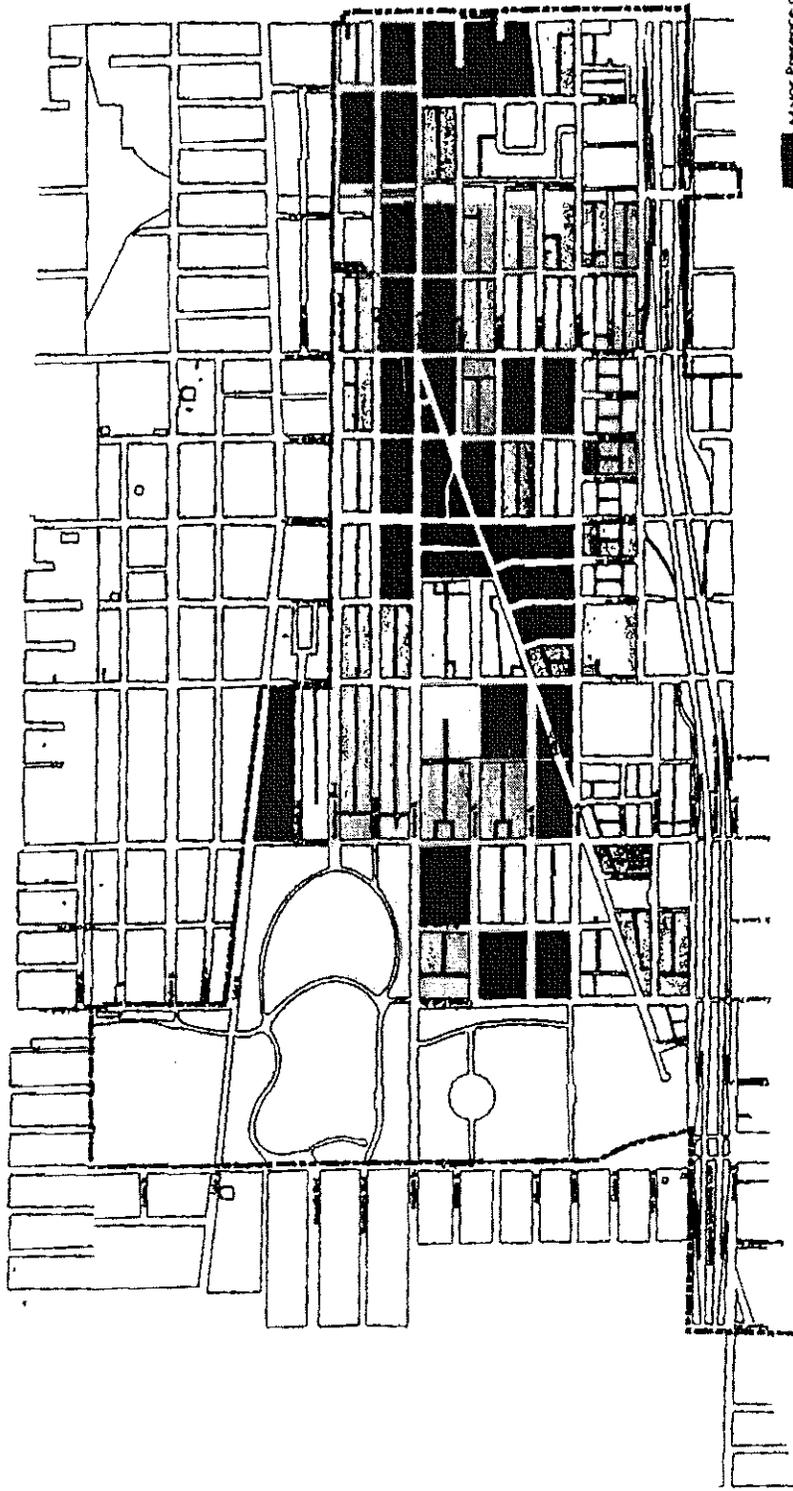
The factor of depreciation of physical maintenance is present to a major extent throughout the entire area and includes properties, streets, curbs and gutters, sidewalks, parking and storage surface areas, alleys and viaducts.

Blocks in which 40% or more of the buildings, premises or sites exhibit depreciation of physical maintenance are indicated as characterized by the presence of depreciation of physical maintenance to a major extent. Block in which less than 40% of the buildings, premises or sites exhibit depreciation of physical maintenance are characterized by the presence of depreciation of physical maintenance to a limited extent. Figure 12, *Depreciation of Physical Maintenance*, illustrates the presence of this factor in the Project Area.

O. Lack of Community Planning

The Project Area blocks were platted and buildings constructed prior to the existence of a community plan. Commercial corridors and residential blocks were originally platted and developed on a parcel-by-parcel and building-by-building basis, with little evidence of coordination and planning among buildings and activities. The Project Area contains an inconsistent pattern of large and small blocks and sites. The Project Area is characterized by incompatible land use relationships with residential activity in areas otherwise developed for non-residential uses. The lack of community planning prior to development has contributed to some of the problem conditions which characterize the overall Project Area.

The factor of lack of community planning is present to a major extent throughout the entire Project Area.



■ Major Presence of Deleterious
 Land-use or Layout
 □ Minor Presence of Deleterious
 Land-use or Layout

Figure 1a
DELETERIOUS LAND USE & LAYOUT

MIDWEST

Tax Increment Financing Redevelopment Project

Chicago II

Prepared by: Trikla, Pettigrew, Allen, & Payne, Inc.

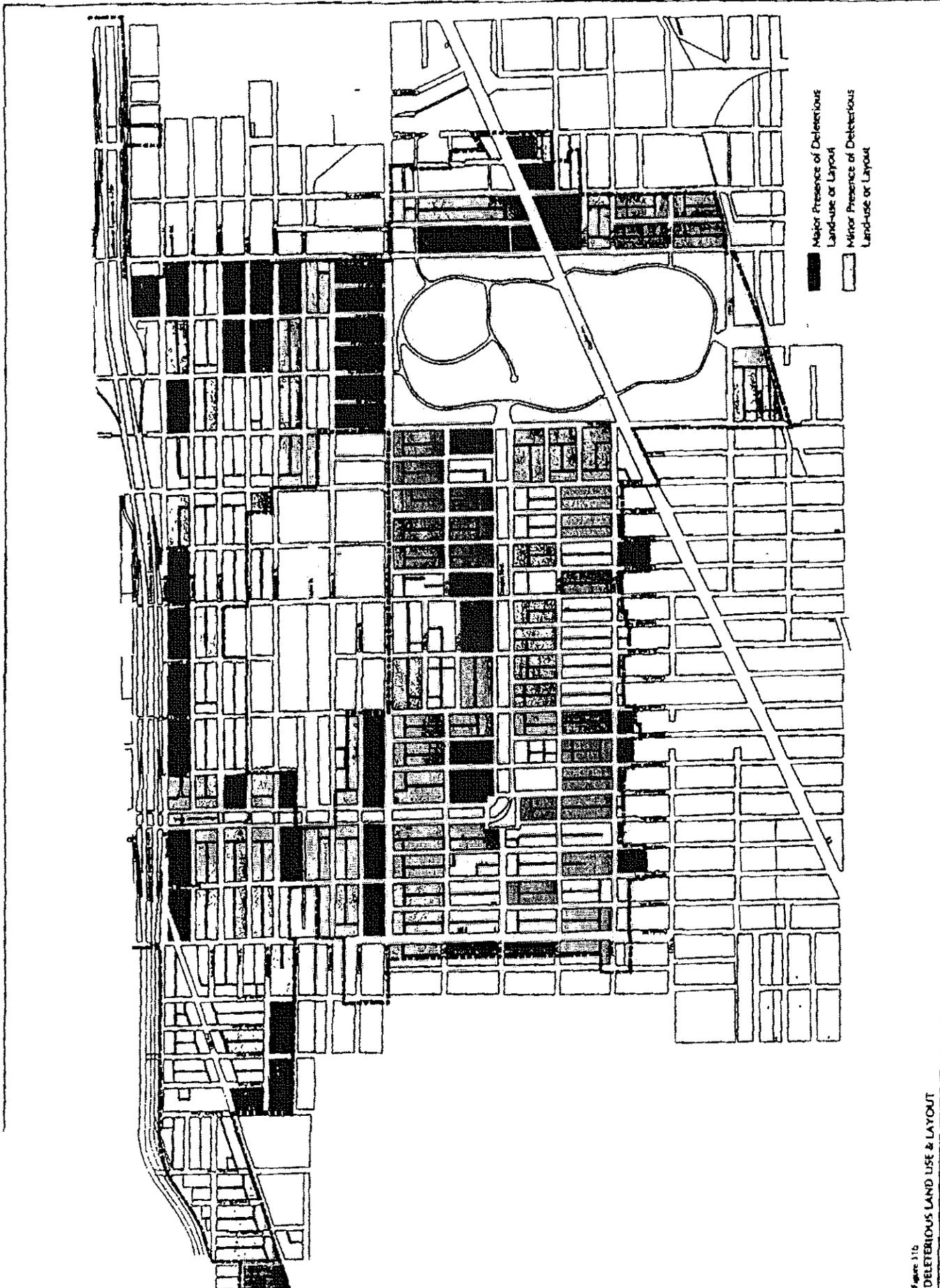
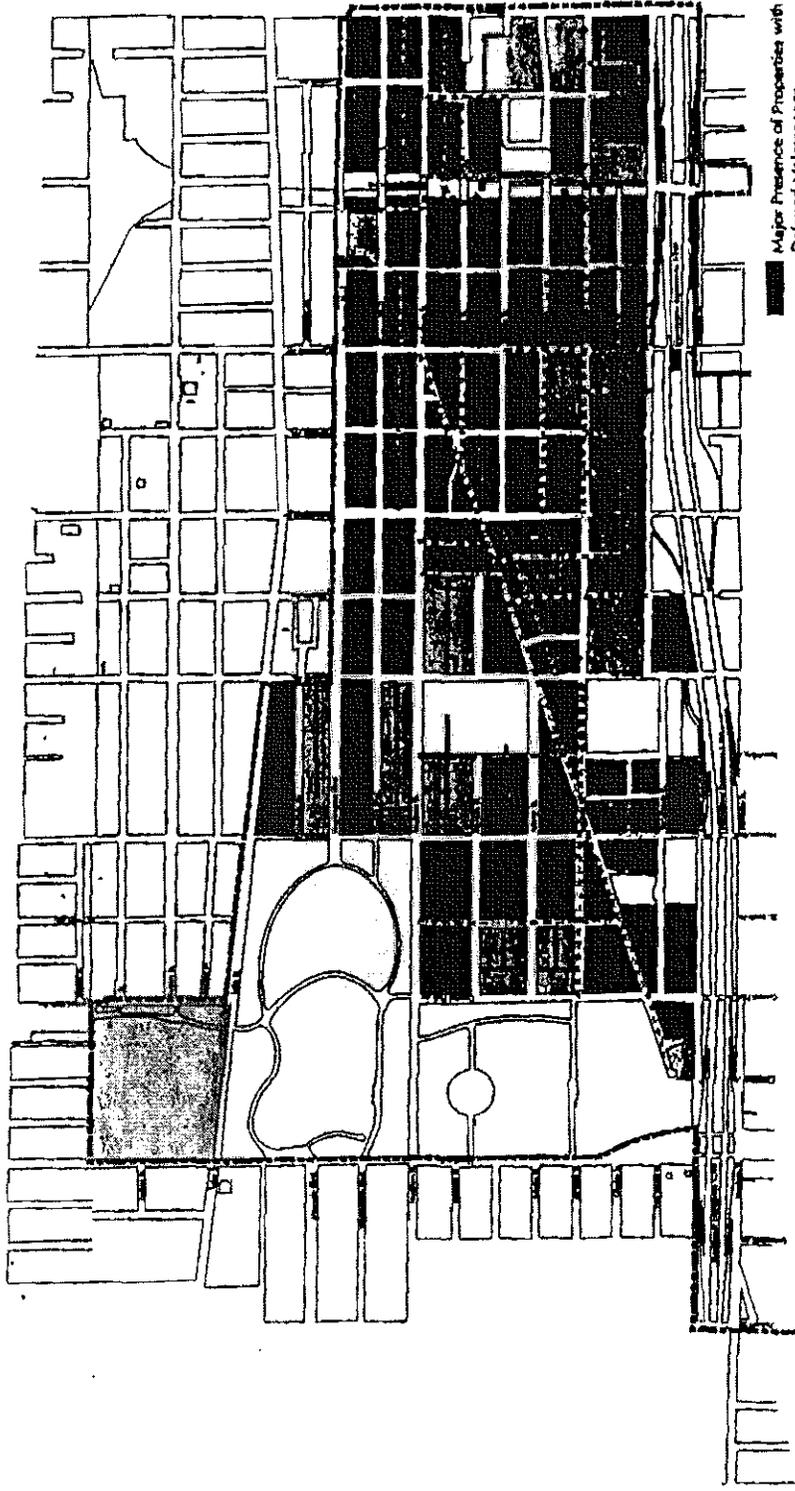
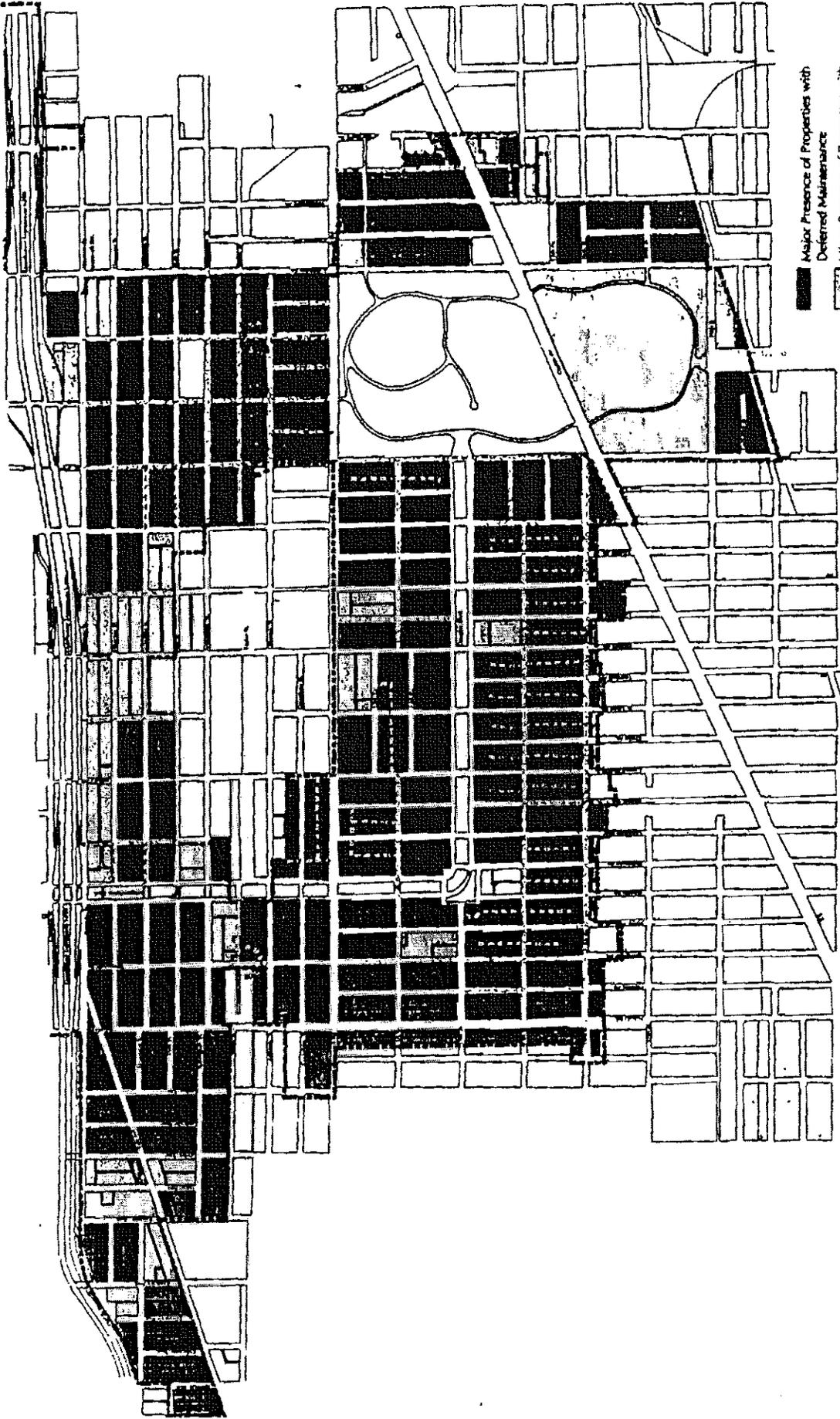


Figure 316
DELETERIOUS LAND USE & LAYOUT



- Major Presence of Properties with Deferred Maintenance
- ▤ Minor Presence of Properties with Deferred Maintenance
- ▨ Streets, Curbs, Sidewalks, and/or Alleys with Deferred Maintenance
- Viaducts with Deferred Maintenance

Figure 12:
DEPRECIATION OF PHYSICAL MAINTENANCE



- Major Presence of Properties with Deferred Maintenance
- Minor Presence of Properties with Deferred Maintenance
- - - Streets, Curbs, Sidewalks, and/or Alleys with Deferred Maintenance
- Viaducts with Deferred Maintenance

Figure 1.2b
DEPRECIATION OF PHYSICAL MAINTENANCE

IV. DETERMINATION OF PROJECT AREA ELIGIBILITY

The Project Area meets the requirements of the Act for designation as a "Conservation Area." Of the total 5,085 building, 4,876, or 95.9 percent of the buildings are 35 years of age or older. In addition to Age, which is a prerequisite factor and present to a major extent, there is a reasonable presence and distribution of 9 of the 14 factors listed in the Act for designation as a conservation area. These conservation factors include the following:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Structures below minimum code standards
5. Excessive vacancies
6. Excessive land coverage
7. Deleterious land-use or layout
8. Depreciation of physical maintenance
9. Lack of community planning

A summary of conservation factors by block is contained in Table 3, *Distribution of Conservation Factors*.

The eligibility findings indicate that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. The Project Area is deteriorating and declining and, if not acted upon, could become a blighted area. All factors indicate that the Project Area as a whole has not been subject to significant growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without public action.

Table 3 Distribution of Conservation Factors

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 1</u>									
	200	201	202	203, 207, 211	204	205	206, 210, 214	208	209	212, 213
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation		■			□	□			□	
2 Obsolescence	■	■	□	■	□					
3 Deterioration	■	■	■	■	■	■	■	□	■	■
4 Illegal use of individual structures										
5 Structures below minimum code	□	■	■	□	□	□	■	□	□	□
6 Abandonment										
7 Excessive vacancies	■	■		■	□	□	■	□	□	■
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	■	■		□		□				□
12 Deleterious land-use or layout	■	■	□	■	□	□			□	□
13 Depreciation of physical maintenance	■	■	■	□	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■

Not present or not examined
 Present to a limited extent
 Present to a major extent

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 1</u>									
	215	216	217	218	219	220, 221, 222	223	224	421	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation	□									□
2 Obsolescence			□				□			
3 Deterioration	■	■	■	□	■	■	■	■	■	■
4 Illegal use of individual structures										
5 Structures below minimum code	■	□	■		■	■	□	□		□
6 Abandonment										
7 Excessive vacancies	■	■	■	■	■	□	□	□		□
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage			□				□	□		□
12 Deleterious land-use or layout	□		□				□	□		□
13 Depreciation of physical maintenance	■	■	■	□	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■
Not present or not examined										
□	Present to a limited extent									
■	Present to a major extent									

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 1</u>						
	422	423	424	425	426	427	428
Age	■	■	■	■	■	■	■
1 Dilapidation		□			□	□	
2 Obsolescence		□		■	■	■	■
3 Deterioration		■	□	■	■	■	■
4 Illegal use of individual structures							
5 Structures below minimum code		■		□	□	■	■
6 Abandonment							
7 Excessive vacancies		■		□	■	■	■
8 Overcrowding of structures and community facilities							
9 Lack of ventilation, light or sanitary facilities							
10 Inadequate utilities							
11 Excessive land coverage		□				■	□
12 Deleterious land-use or layout		■		■	■	■	■
13 Depreciation of physical maintenance	□	■	□	■	■	■	■
14 Lack of community planning		■	■	■	■	■	■
Not present or not examined							
□ Present to a limited extent							
■ Present to a major extent							

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 2</u>									
	100	101	102	103	105, 106	107	108	109	110	
Age	■	■	■	■	■	■	■	■	■	
1 Dilapidation		□		□	□	□	□	□		
2 Obsolescence		□		■	■		■		□	
3 Deterioration	□	■	■	■	■	■	■	■	■	
4 Illegal use of individual structures										
5 Structures below minimum code	□	■	■	■	■	■	□	□	□	
6 Abandonment										
7 Excessive vacancies	■	□	■	□	■	■	■	□	□	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage			□		□		□	□	□	
12 Deleterious land-use or layout		■	■	■	■		■	□	□	
13 Depreciation of physical maintenance	□	■	■	■	■	■	■	■	■	
14 Lack of community planning	■	■	■	■	■	■	■	■	■	
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 2</u>									
	111	112	113	114	115	116	117	202	203	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation			□	□						
2 Obsolescence		□		□	□					
3 Deterioration	□	■	□	■	■	□	□	■		
4 Illegal use of individual structures										
5 Structures below minimum code	□	□	□	■	■	□		■		
6 Abandonment										
7 Excessive vacancies	□	■	□	■	■			□		
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	■		□		□		■	□		
12 Deleterious land-use or layout	■	□	■	■	■		■	□		
13 Depreciation of physical maintenance	□	■	■	■	■	■	□	■		
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 2</u>									
	206	207	210	211, 212, 213	324	325	326	327	328	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation				□		□	□			
2 Obsolescence			□	■				□		
3 Deterioration	□		■	■	■	■	■	■	■	■
4 Illegal use of individual structures										
5 Structures below minimum code	□		□	■	■	□	□	□		■
6 Abandonment										
7 Excessive vacancies	□		■	■	■	□	■	□		
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage		■	■	□	□			□		□
12 Deleterious land-use or layout	□	■	■	■	□			□		□
13 Depreciation of physical maintenance	■	□	■	■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

Table 3 Distribution of Conservation Factors
 --continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 2</u>						
	329	330	331	412	413	414	415
Age	■	■	■	□	□	■	■
1 Dilapidation				□		□	□
2 Obsolescence	■	■	■	□	□	□	
3 Deterioration	■	□	□	■	□	■	■
4 Illegal use of individual structures							
5 Structures below minimum code	□	□		□	□	□	□
6 Abandonment							
7 Excessive vacancies	□	■	□	■	□	□	■
8 Overcrowding of structures and community facilities							
9 Lack of ventilation, light or sanitary facilities							
10 Inadequate utilities							
11 Excessive land coverage		□					
12 Deleterious land-use or layout	■	■	■	■		□	
13 Depreciation of physical maintenance	■	■	■	■	□	■	□
14 Lack of community planning	■	■	■	■	■	■	■

Not present or not examined
 □ Present to a limited extent
 ■ Present to a major extent

--continued--

Table 3 Distribution of Conservation Factors

--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 3</u>						
	200	201	204	205	208	209	313
Age	■	■	■	■	■	■	■
1 Dilapidation	□		□				
2 Obsolescence	□	■					
3 Deterioration	■	□	■	□	□	□	□
4 Illegal use of individual structures							
5 Structures below minimum code	■		■		□	□	
6 Abandonment							
7 Excessive vacancies	□	■	■			□	
8 Overcrowding of structures and community facilities							
9 Lack of ventilation, light or sanitary facilities							
10 Inadequate utilities							
11 Excessive land coverage	□	□	■		■		
12 Deleterious land-use or layout	□	■	■		■		
13 Depreciation of physical maintenance	■	■	■	■	□	■	□
14 Lack of community planning	■	■	■	■	■	■	■

Not present or not examined

□ Present to a limited extent

■ Present to a major extent

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 4</u>									
	118	119	120	121	122	123	124	125	126	128
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation		□	□	□	□	□	□			
2 Obsolescence		□	□				□		■	
3 Deterioration	■	■	■	■	■	■	■	■		■
4 Illegal use of individual structures										
5 Structures below minimum code	■	■	■	■	■	■	■	■		■
6 Abandonment										
7 Excessive vacancies	■	□	■	■	■	■	■	■	■	■
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage			□							
12 Deleterious land-use or layout	□		□		□					
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■		■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

Table 3 Distribution of Conservation Factors

--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 4</u>									
	129	130	131	132	219	220	221	222	223	227
Age				■	■	■	■	■		■
1 Dilapidation				□	■					□
2 Obsolescence						□				
3 Deterioration			□	■	■	■	■	■		■
4 Illegal use of individual structures										
5 Structures below minimum code				■	■	■	□	■		□
6 Abandonment										
7 Excessive vacancies			■	■	■	■	■	■		□
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage				■						
12 Deleterious land-use or layout				■						
13 Depreciation of physical maintenance			□	□	■	■	■	■		■
14 Lack of community planning	■	■	■	■	■	■	■	■		■

Not present or not examined
 Present to a limited extent
 Present to a major extent

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 4</u>									
	228	232	300	301	302	303	304	305	306	307
Age	■		■	■	■	■	■	■	■	■
1 Dilapidation			□		□	□		□		□
2 Obsolescence				■	□	■		□	□	□
3 Deterioration	□		■	■	■	■	■	■	■	■
4 Illegal use of individual structures										
5 Structures below minimum code			□	■	■	■	□	□	□	■
Abandonment										
7 Excessive vacancies			□	□	□	■	□	□	□	■
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage				■	□			□		
12 Deleterious land-use or layout				■	□	■		□		
13 Depreciation of physical maintenance	□		■	■	■	■	■	■	■	■
14 Lack of community planning	■		■	■	■	■	■	■	■	■
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 4</u>									
	308	309	310	311	312	313	314	315	316	
Age	■	■	■	■	■	■	■	■	■	
1 Dilapidation	□	□	□	□	□			□	□	
2 Obsolescence		□		■	□			■	□	
3 Deterioration	■	■	■	■	■	■		■	■	
4 Illegal use of individual structures										
5 Structures below minimum code	■	■	■	□	■	□		■	■	
6 Abandonment										
7 Excessive vacancies	■	■	■	■	□	□		■	■	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage			■				■		□	
12 Deleterious land-use or layout			■	■			■	■	□	
13 Depreciation of physical maintenance	■	■	■	■	■	■		■	■	
14 Lack of community planning	■	■	■	■	■	■	■	■	■	
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 4</u>									
	317	318	319	320	321	322	323	326	327	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation		□	□	■		□	■	□	□	
2 Obsolescence		■	■			□		■	■	
3 Deterioration	□	■	■	■	□	■	■	■	■	
4 Illegal use of individual structures										
5 Structures below minimum code	□	■	■	■		■	■	■	■	
6 Abandonment										
7 Excessive vacancies	□	□	■			■		□	■	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□	□					□	□	
12 Deleterious land-use or layout	□	□	■	□			□	■	■	
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■	■	
14 Lack of community planning	■	■	■	■	■	■	■	■	■	
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 4</u>									
	328	329	330	331	402	403	406	407	410	411
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation	□		□	□				□		
2 Obsolescence	■	■	■	■	■			■		■
3 Deterioration	■	■	■	■	□	■	□	■	□	□
4 Illegal use of individual structures										
5 Structures below minimum code	■	■	■	■		■		■		□
6 Abandonment										
7 Excessive vacancies	■	■	■	■		■	□	■	■	□
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□			■	□				
12 Deleterious land-use or layout	■	■	■	■	■	□				
13 Depreciation of physical maintenance	■	■	■	■	□	■	□	■	□	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■

Not present or not examined
 Present to a limited extent
 Present to a major extent

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 5</u>									
	117	119	120	214	215	216	218	224	226	
Age	■		■	■	■	■	■	■	■	■
1 Dilapidation										
2 Obsolescence							□	□		
3 Deterioration		□	■	□	■	□	□	□		
4 Illegal use of individual structures										
5 Structures below minimum code			■		■		□	□		
6 Abandonment										
7 Excessive vacancies		■		□	■	■	■	□	■	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage						□		□		
12 Deleterious land-use or layout						□	□	□		
13 Depreciation of physical maintenance		□	■	□	■	■	■	■		
14 Lack of community planning		■	■	■	■	■	■	■	■	
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 5</u>									
	300	301	302	303	304	305	306	307	308	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation	□	□	□			□	□		□	
2 Obsolescence	■	■	■	■	■		□			
3 Deterioration	■	■	■	■	■	■	□	■	■	
4 Illegal use of individual structures										
5 Structures below minimum code	■	□	□	■	□	□	□	□	□	
6 Abandonment										
7 Excessive vacancies	■	■	□	■	□	■	□	□	■	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	■	■		□		□	□	□		
12 Deleterious land-use or layout	■	■	■	■	■	□	□	□		
13 Depreciation of physical maintenance	■	■	■	■	□	■	■	■	■	
14 Lack of community planning	■	■	■	■	■	■	■	■	■	
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 5</u>									
	309	310	311	312	313	314	315	317	318	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation						□	□	□		
2 Obsolescence	□				□					
3 Deterioration	■	■	□	■	■	■	■	■	□	
4 Illegal use of individual structures										
5 Structures below minimum code	□	□	□	■	■	□	■	■	□	
6 Abandonment										
7 Excessive vacancies	□	□	■	■	□	□	■		□	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□	■			□	□		■	
12 Deleterious land-use or layout	□	□	■		□	□	□		■	
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■
Not present or not examined										
□	Present to a limited extent									
■	Present to a major extent									

--continued--

Table 3 Distribution of Conservation Factors

--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 5</u>									
	319	320	321	323	324	325	326	327	328	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation				□	□	□	□	□		
2 Obsolescence		□		□	□		■	■	■	
3 Deterioration	□	■	■	■	■	■	■	■	■	
4 Illegal use of individual structures										
5 Structures below minimum code	□	□	■	■	□	□	□	■	■	
6 Abandonment										
7 Excessive vacancies		□	■	■	□	□	□	□	□	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□	■		□		□	□	□	
12 Deleterious land-use or layout	□	□	■	□	□	□	■	■	■	
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■	■	
14 Lack of community planning	■	■	■	■	■	■	■	■	■	
Not present or not examined										
□	Present to a limited extent									
■	Present to a major extent									

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 5</u>				
	400	401	404	405	408
Age	■	■	■	■	■
1 Dilapidation				□	
2 Obsolescence	■	■			
3 Deterioration	■	■	□	□	□
4 Illegal use of individual structures					
5 Structures below minimum code	□	□	□	□	□
6 Abandonment					
7 Excessive vacancies	□	□	□	■	□
8 Overcrowding of structures and community facilities					
9 Lack of ventilation, light or sanitary facilities					
10 Inadequate utilities					
11 Excessive land coverage		□		□	
12 Deleterious land-use or layout	■	■		□	
13 Depreciation of physical maintenance	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■
Not present or not examined					
□ Present to a limited extent					
■ Present to a major extent					

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 6</u>									
	100	101	102	103	104	105	106	107	108	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation	□		□	□	□	□	□			
2 Obsolescence	■	■	■	■	■	■	■			
3 Deterioration	■	■	■	■	■	■	■	■	■	
4 Illegal use of individual structures										
5 Structures below minimum code	■	■	□	□	■	■	■	■	■	□
6 Abandonment										
7 Excessive vacancies	■	■	□	□	■	■	■	■	■	■
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□		□	□	□	□	□			
12 Deleterious land-use or layout	■	■	■	■	■	■	■			□
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■
Not present or not examined										
□	Present to a limited extent									
■	Present to a major extent									

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 6</u>									
	109	110	111	112	113	114	115	116	117	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation						□	□	□		
2 Obsolescence						■	□			
3 Deterioration	□	□	■	□	■	■	■	■	■	
4 Illegal use of individual structures										
5 Structures below minimum code		□	■	□	■	■	□	■	□	
6 Abandonment										
7 Excessive vacancies	■	■	■	□	■	□	□	■	■	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage		□	■	■	□		□			
12 Deleterious land-use or layout		□	■	■	□	■	□	□		
13 Depreciation of physical maintenance	□	■	■	■	■	■	■	■	■	
14 Lack of community planning	■	■	■	■	■	■	■	■	■	
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 6</u>									
	118	119	120	121	122	123	124	125	126	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation					□			□	□	
2 Obsolescence					■	□		□	□	
3 Deterioration	■		■	■	■	□	■	■	■	
4 Illegal use of individual structures										
5 Structures below minimum code	■		□	□	■	□	□	■	■	
6 Abandonment										
7 Excessive vacancies	■		□	■	■	■	■	■	□	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□			□	□		□		□	
12 Deleterious land-use or layout	□		□	□	■		□		□	
13 Depreciation of physical maintenance	■		■	■	■	■	■	■	■	
14 Lack of community planning	■	■	■	■	■	■	■	■	■	
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 6</u>									
	127	128	129	200	201	202	203	208	209	214
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation	□	□		□			■	□	□	
2 Obsolescence	□	□		■	■		■		□	□
3 Deterioration	■	■	■	■	■	■	■	■	□	■
4 Illegal use of individual structures										
5 Structures below minimum code	■	■	■	□	□	■	■	□	□	■
6 Abandonment										
7 Excessive vacancies	□	■	□	■	□	■	■	■	■	■
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□	□	□				□	■	□
12 Deleterious land-use or layout	□	□	□	■	■			□	■	□
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■
Not present or not examined										
□	Present to a limited extent									
■	Present to a major extent									

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 6</u>									
	215	216	217	222	223	224	225	300	301	302
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation			□	□		□			■	
2 Obsolescence					□	□		■	■	
3 Deterioration	■	■	■	■	■	■	■	■	■	
4 Illegal use of individual structures										
5 Structures below minimum code	□	□	□	□	■	■	□	■	■	
6 Abandonment										
7 Excessive vacancies	□	■	■	□	□	■	□	■	■	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□	□							■
12 Deleterious land-use or layout	□	□	□					■	■	■
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■
Not present or not examined										
□	Present to a limited extent									
■	Present to a major extent									

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 6</u>						
	303	304	305	306	307	401	403
Age			■	■	■	■	■
1 Dilapidation				□			
2 Obsolescence	■	■		□			
3 Deterioration			□	■		■	□
4 Illegal use of individual structures							
5 Structures below minimum code				■		■	
6 Abandonment							
7 Excessive vacancies			■	■		■	■
8 Overcrowding of structures and community facilities							
9 Lack of ventilation, light or sanitary facilities							
10 Inadequate utilities							
11 Excessive land coverage			■	■	■	■	
12 Deleterious land-use or layout			■	■	■	■	
13 Depreciation of physical maintenance			■	■		■	■
14 Lack of community planning			■	■		■	■
Not present or not examined							
□ Present to a limited extent							
■ Present to a major extent							

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 7</u>									
	100	101	102	103	104	105	106	107	204	205
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation	□	□	□	□	□		□			
2 Obsolescence	■	■	■			□	■		□	
3 Deterioration	■	■	■	■	■	■	■	□	■	■
4 Illegal use of individual structures										
5 Structures below minimum code	■	■	■	■	□	□	■		■	□
6 Abandonment										
7 Excessive vacancies	■	■	■	■	■	■	■	■	■	■
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□		■	□	□	□			□
12 Deleterious land-use or layout	■	■	■	□	□	□	■		□	□
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	□	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>		<u>BLOCK NUMBERS - AREA 7</u>									
		206	207	210	211	212	213	218	219	220	221
	Age	■	□	■	■	■	■	■	■	■	■
1	Dilapidation	□	□								□
2	Obsolescence	□	■		□		■		□		■
3	Deterioration	■	■	■	■	■	■	□	□	■	■
4	Illegal use of individual structures										
5	Structures below minimum code	□	■	□	■	□	■		□	■	■
6	Abandonment										
7	Excessive vacancies	□	■	■	□	■	■		■	■	■
8	Overcrowding of structures and community facilities										
9	Lack of ventilation, light or sanitary facilities										
10	Inadequate utilities										
11	Excessive land coverage	□	□	■	□	□	□		□		
12	Deleterious land-use or layout	□	■	■	□	□	■		□		■
13	Depreciation of physical maintenance	■	■	■	■	■	■	□	■	■	■
14	Lack of community planning	■	■	■	■	■	■	■	■	■	■
	Not present or not examined										
	□ Present to a limited extent										
	■ Present to a major extent										

--continued--

Table 3 Distribution of Conservation Factors

--continued--

<u>Conservation Factors</u>		<u>BLOCK NUMBERS - AREA 7</u>										
		226	227	228	229	300	306	307	404	405	406	407
	Age	■	■	■	■	□	■	■		■	■	■
1	Dilapidation	□		□	□	■	□				■	
2	Obsolescence	□	□	□	■	■		■			■	■
3	Deterioration	■	■	□	■	■	■	■	□	■	■	■
4	Illegal use of individual structures											
5	Structures below minimum code	■	■	□	■	■	■	■		■	■	■
6	Abandonment											
7	Excessive vacancies	■	■	□	■	■	■				■	■
8	Overcrowding of structures and community facilities											
9	Lack of ventilation, light or sanitary facilities											
10	Inadequate utilities											
11	Excessive land coverage	□		□	□		□		■	■	■	
12	Deleterious land-use or layout	□		□	■		□		■	■	■	
13	Depreciation of physical maintenance	■	■	■	■	■	■	□	■	■	■	■
14	Lack of community planning	■	■	■	■	■	■	■	■	■	■	■
	Not present or not examined											
	□ Present to a limited extent											
	■ Present to a major extent											

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 8</u>									
	200	201	202	206, 211	207, 212	208 213	209	214, 221	215	
Age	■	■	■	■	■	■	■	■	■	
1 Dilapidation				□	□		□		□	
2 Obsolescence		■	■	□			■		■	
3 Deterioration	□	■	□	■	■	□	■		■	
4 Illegal use of individual structures										
5 Structures below minimum code		■		■	□		■		■	
6 Abandonment										
7 Excessive vacancies		■		□	■	■	□			
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage				■	□			■	■	
12 Deleterious land-use or layout			■	■	□		■	■	■	
13 Depreciation of physical maintenance	□	■	■	■	■	■	■		■	
14 Lack of community planning	■	■	■	■	■	■	■	■	■	

Not present or not examined
□ Present to a limited extent
■ Present to a major extent

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 8</u>							
	216 211	217	222	225	400	401	407	408
Age	■	■	■	■	■	■	■	■
1 Dilapidation	□					□		
2 Obsolescence	■			□	□	□		
3 Deterioration	■	■	□	■	■	□	■	□
4 Illegal use of individual structures								
5 Structures below minimum code	■	□		□	□	□	□	□
6 Abandonment								
7 Excessive vacancies	□	□	□	□	■	□	■	□
8 Overcrowding of structures and community facilities								
9 Lack of ventilation, light or sanitary facilities								
10 Inadequate utilities								
11 Excessive land coverage	■	□		□	□	□	□	□
12 Deleterious land-use or layout	■	□		□	□	□	□	□
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■
Not present or not examined								
□	Present to a limited extent							
■	Present to a major extent							

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 9</u>					
	207	215	222	230	407	424
Age	■	■	■	■	■	■
1 Dilapidation			■	■		□
2 Obsolescence	■	■	■	■	■	
3 Deterioration	■	■	■	■	■	■
4 Illegal use of individual structures						
5 Structures below minimum code	■	■	■	■	■	□
6 Abandonment						
7 Excessive vacancies	■		□	■		
8 Overcrowding of structures and community facilities						
9 Lack of ventilation, light or sanitary facilities						
10 Inadequate utilities						
11 Excessive land coverage				□		
12 Deleterious land-use or layout	□	■	■	□		
13 Depreciation of physical maintenance	■	■	■	■	■	□
14 Lack of community planning	■	■	■	■	■	■
Not present or not examined						
□ Present to a limited extent						
■ Present to a major extent						

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 10</u>									
	306	307	316	317	318	400	401	402	403	404
Age	■	■	■	■	■	■	■	□	■	■
1 Dilapidation		□	□	□						
2 Obsolescence		□	□	□	□		□			□
3 Deterioration	■	□	■	■	■	■	■	□	■	□
4 Illegal use of individual structures										
5 Structures below minimum code	■	□	■	□	□	■	□	□	□	
6 Abandonment										
7 Excessive vacancies	■		□		□	□	□			
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage				□	□	□				□
12 Deleterious land-use or layout			□	□	□					
13 Depreciation of physical maintenance	■	□	■	■	■	■	■	□	□	□
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■

Not present or not examined
 Present to a limited extent
 Present to a major extent

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 10</u>									
	405	406	407	408	409	410	411	412	413	414
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation	□		□	■		□	□	□	□	
2 Obsolescence	□	□	□			□	□	□	□	
3 Deterioration	■	□	■	■	□	■	■	■	■	■
4 Illegal use of individual structures										
5 Structures below minimum code	□	□	■	■	□	□	■	■	■	□
6 Abandonment										
7 Excessive vacancies	□		□	□		□	□	□		□
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□		■			□	□		
12 Deleterious land-use or layout				■		□				
13 Depreciation of physical maintenance	■	■	■	■	□	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■

Not present or not examined
□ Present to a limited extent
■ Present to a major extent

--continued--

Table 3 Distribution of Conservation Factors
--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 10</u>			
	416	417	418	A-315
Age	■	■	■	■
1 Dilapidation	■	■	■	■
2 Obsolescence	■	□	■	■
3 Deterioration	■	■	■	■
4 Illegal use of individual structures				
5 Structures below minimum code	■	■	■	■
6 Abandonment				
7 Excessive vacancies	■	□	□	■
8 Overcrowding of structures and community facilities				
9 Lack of ventilation, light or sanitary facilities				
10 Inadequate utilities				
11 Excessive land coverage	■	□	□	
12 Deleterious land-use or layout	■	■	□	■
13 Depreciation of physical maintenance	■	■	■	■
14 Lack of community planning	■	■	■	■
Not present or not examined				
□ Present to a limited extent				
■ Present to a major extent				

STATE OF ILLINOIS)

) SS

Attachment B

COUNTY OF COOK)

CERTIFICATION

TO:

Judy Baar Topinka
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: June Canello, Director of Local
Government

Barbara Byrd-Bennett
Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603

James R. Dempsey
Associate Vice Chancellor-Finance
City Colleges of Chicago
226 West Jackson Boulevard, Room 1125
Chicago, Illinois 60606

Jacqueline Torres, Director of Finance
Metropolitan Water Reclamation District of
Greater Chicago
100 East Erie Street, Room 2429
Chicago, Illinois 60611

Herman Brewer
Bureau Chief
Cook County Bureau of Economic Dev.
69 West Washington Street, Suite 3000
Chicago, Illinois 60602

Douglas Wright
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426

Lawrence Wilson, Comptroller
Forest Preserve District of Cook County
69 W. Washington Street, Suite 2060
Chicago, IL 60602

Michael P. Kelly, General Superintendent &
CEO
Chicago Park District
541 North Fairbanks
Chicago, Illinois 60611

I, Rahm Emanuel, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 et seq., (the "Act") with regard to the Midwest Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

Attachment B

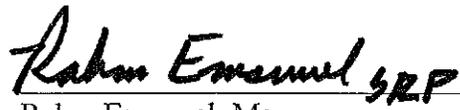
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2012, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 28th day of June, 2013.



Rahm Emanuel, Mayor
City of Chicago, Illinois



June 28, 2013

DEPARTMENT OF LAW

Attachment C

CITY OF CHICAGO

Judy Baar Topinka
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: June Canello, Director of Local
Government

Barbara Byrd-Bennett
Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603

James R. Dempsey
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Lawrence Wilson, Comptroller
Forest Preserve District of Cook County
69 W. Washington Street, Suite 2060
Chicago, IL 60602

Michael P. Kelly, General Superintendent
& CEO
Chicago Park District
541 North Fairbanks
Chicago, Illinois 60611

Re: Midwest
Redevelopment Project Area (the "Redevelopment Project
Area")

Dear Addressees:

I am the Corporation Counsel of the City of Chicago, Illinois (the "City") and, in such capacity, I am the head of the City's Law Department. In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.

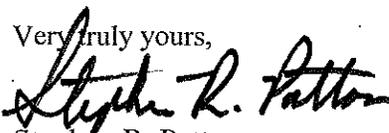
June 28, 2013

Attorneys, past and present, in the Law Department of the City and familiar with the requirements of the Act, have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area, and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Housing and Economic Development, Department of Finance and Office of Budget and Management (collectively, the "City Departments"), have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very truly yours,

Stephen R. Patton
Corporation Counsel

SCHEDULE 1

(Exception Schedule)

No Exceptions

Note the following Exceptions:

ATTACHMENT E

Agreements entered into concerning the disposition or redevelopment of property within the Project Area during the preceding fiscal year are listed below.

<u>Parties to Agreement with City</u>	<u>Project Description</u>	<u>Address</u>
N/A	Construction of Mixed Use Property	3045, 3543 W. Jackson Boulevard
N/A	Construction of Mixed Use Property	2922 W. Adams Street
N/A	Construction of Mixed Use Property	1128 S. California Avenue
N/A	Construction of Mixed Use Property	2926 W. Monroe Street
N/A	Construction of Mixed Use Property	2815, 2817, 2821 W. Arthington Street
N/A	Construction of Mixed Use Property	3926 W. Fillmore
N/A	Construction of Mixed Use Property	3313 W. Gladys Avenue
N/A	Construction of Mixed Use Property	3136, 3234 W. Warren Boulevard

CITY OF CHICAGO
JOINT REVIEW BOARD

ORIGINAL

Report of proceedings of a hearing
before the City of Chicago, Joint Review
Board held on February 3, 2012, at 10:00 a.m.
City Hall, 121 N. LaSalle Street, Room 1003A,
Chicago, Illinois, and presided over by
Ms. Dorothy Carroll.

PRESENT:

MS. DOROTHY CARROLL, Chairperson
MS. GLORIA PERALTA
MS. SUSAN MAREK
MR. DARRYL HOLMES
MS. ORA J. METCALF
MS. MICHELLE CHALKER

1 MS. CARROLL: Good morning. For the record,
2 my name is Dorothy Carroll. I am the representative of
3 the Chicago Park District, which under Section 11-74.4-5
4 of the Tax Increment Allocation Redevelopment Act, as
5 one of the statutorily designated members of the Joint
6 Review Board. Until election of a Chairperson, I will
7 moderate this Joint Review Board meeting.

8 For the record, this will be a meeting to
9 review the Proposed Amendment Number 1, to the Midwest
10 Tax Increment Financing District. The date of this
11 meeting was announced at and set by the Community
12 Development Commission of the City of Chicago, at its
13 meeting of January 10th, 2012.

14 Notice of this meeting of the Joint
15 Review Board was also provided by certified mail, to
16 each taxing district represented on the Board, which
17 includes the Chicago Board of Education, the Chicago
18 Community Colleges District 508, the Chicago Park
19 District, Cook County, the City of Chicago. Public
20 notice of this meeting was also posted as of Wednesday,
21 February 1st, 2012, in various locations throughout City
22 Hall.

23 When a proposed redevelopment plan would

1 result in displacement of residents from ten or more
2 inhabited residential units, or would include 75 or more
3 inhabited residential units, the TIF Act requires that a
4 public member of the Joint Review Board must reside in
5 the proposed Redevelopment Project area.

6 In addition, if a municipality's Housing
7 Impact Study determines that the majority of residential
8 units in the proposed Redevelopment Project area are
9 occupied by very low, low, or moderate income
10 households, as defined in Section 3 of the Illinois
11 Affordable Housing Act, the public member must be a
12 person who resides in a very low, low, or moderate
13 income housing, with the proposed Redevelopment Project
14 area.

15 With us today is Ora Metcalf. Are you
16 familiar with the boundaries of the Midwest Tax
17 Increment Financing Redevelopment Project area?

18 MS. METCALF: Yes.

19 MS. CARROLL: What is the address of your
20 primary residence?

21 MS. METCALF: 3333 West Maple, Chicago,
22 Illinois 60624.

23 MS. CARROLL: Is such an address within the

1 boundaries of the Midwest Tax Increment Financing
2 Redevelopment Project area?

3 MS. METCALF: Yes.

4 MS. CARROLL: You have provided
5 representatives of the City of Chicago's Department of
6 Housing and Economic Development, with accurate
7 information concerning your income and the income of any
8 other members of the household residing at such address?

9 MS. METCALF: Yes.

10 MS. CARROLL: Ms. Metcalf, are you willing to
11 serve as the public member for the Joint Review Board,
12 for the Midwest Tax Increment Financing Redevelopment
13 Project area?

14 MS. METCALF: Yes.

15 MS. CARROLL: I will entertain a motion that
16 Ora Metcalf be selected as the public member. Is there
17 a motion?

18 MR. HOLMES: So moved.

19 MS. CARROLL: Is there a second?

20 MS. PERALTA: Second.

21 MS. CARROLL: All in favor, vote by saying
22 aye?

23 (Chorus of ayes.)

1 MS. CARROLL: All opposed, no? Let the record
2 reflect that Ora Metcalf has been selected as a public
3 member for the Midwest Tax Increment Financing
4 Redevelopment Project area.

5 Our next order of business is to select a
6 chairperson for this Joint Review Board. Are there any
7 nominations?

8 MS. PERALTA: I nominate Dorothy Carroll.

9 MR. HOLMES: Second.

10 MS. CARROLL: Let the record reflect that
11 there were no other nominations. Oh, are there any
12 other nominations? No. Let the record reflect that
13 there were no other nominations. All in favor of the
14 nomination, please vote by saying aye?

15 (Chorus of ayes.)

16 MS. CARROLL: All opposed, no? Let the record
17 reflect that Dorothy Carroll has been elected
18 chairperson, and will now serve as the chairperson for
19 the remainder of this meeting.

20 At this time, I would like to take a call
21 of the roll of members present. And I'm Dorothy
22 Carroll, Chicago Park District.

23 MR. HOLMES: Darryl Holmes, Cook County.

1 MS. CHALKER: Michelle Chalker of City
2 Colleges.

3 MS. PERALTA: Gloria Peralta, City of Chicago.

4 MS. METCALF: Ora Metcalf, I guess 28th Ward.

5 MS. CARROLL: Public member.

6 MS. METCALF: Public member, thank you.

7 MS. CARROLL: All right, then, we'll proceed
8 to the presentation, and question and answer session.

9 As I mentioned, at this meeting, we will
10 be reviewing a plan for the Midwest TIF District
11 Amendment Number 1, proposed by the City of Chicago.
12 Staff of the City's Department of Housing and Economic
13 Development at Law, and other departments, have reviewed
14 this planned amendment, which was introduced to the
15 City's Community Development Commission on January 10th,
16 2012.

17 We will listen to a presentation by the
18 consultant on the plan. Following the presentation, we
19 can address any questions that the members might have
20 for the consultant or City staff.

21 An amendment to the TIF Act requires us
22 to base our recommendations, to prove or disapprove the
23 proposed Midwest TIF District Amendment, Midwest TIF

1 District Amendment Number 1 on the basis of the area,
2 and the plan, satisfying the plan requirements, the
3 eligibility criteria defined as TIF Act, and objectives
4 of the TIF Act.

5 If the Board approves the plan amendment,
6 the Board will then issue an advisory, non-binding
7 recommendation, by the vote of the majority of those
8 members present and voting. Such recommendation shall
9 be submitted to the City within 30 days after the Board
10 meeting. Failure to submit such recommendation shall be
11 deemed to constitute approval by the Board.

12 If the Board disapproves the plan
13 amendment, the Board must issue a written report,
14 describing why the plan and area failed to meet one or
15 more of the objectives of the TIF Act, at both the plan
16 requirements and eligibility criteria of the TIF Act.

17 The City will then have 30 days to re-
18 submit a revised plan. The Board and the City must also
19 confer during this time, to try to resolve the issues
20 that led to the Board's disapproval. If such issues
21 cannot be resolved, or if the revised plan is
22 disapproved, the City may proceed with the plan, but the
23 plan can be approved with only a three-fifths vote of

1 the City Council, excluding positions of members that
2 are vacant, and those members that are ineligible to
3 vote because of conflicts of interest.

4 At this time, we will have a presentation
5 of the Midwest TIF District Amendment Number 1 by PGAV
6 Planners.

7 MR. HEMMER: Thanks for having us today. I'm
8 Mike Hemmer, with PGAV Planners, and I'm here with my
9 colleagues John Brancaglione and Mishaune Sawyer from
10 ERSE.

11 I do have a quick handout, if I may, to
12 help us step through a few of the things here, before I
13 start. Make sure you guys get this, and are following
14 along on the same page.

15 Okay, I went ahead and brought the
16 boundary map we created of the, roughly 11,000 parcel
17 Midwest Tax Increment Financing Redevelopment area. The
18 first page that I handed you, and I will get to some of
19 our specifics initially, but there were a couple of
20 simple corrections that we had on there, that when we
21 adjusted the projected amounts, we didn't fix it in the
22 tax there. So, I wanted to make sure that that was
23 pointed out to you.

1 And then the other pages on that handout
2 are simply the budgets and then the budget comparison,
3 since that was our focus.

4 Again, minor changes. As far as other
5 things are concerned, the Section 5 in the original
6 redevelopment plan, we added a section that describes
7 this process and the changes of the budgets. And then
8 Section --

9 MR. HOLMES: Where is that change?

10 MR. HEMMER: I'm sorry, Section 5 --

11 MR. HOLMES: Okay, where?

12 MR. HEMMER: The wording we're changing, is
13 that what you want?

14 MR. HOLMES: Yes.

15 MR. HEMMER: Okay. Subsection H, Paragraph 2.

16 MR. HOLMES: Under the Redevelopment Project?

17 MR. HEMMER: Of the original plan.

18 MR. HOLMES: Okay.

19 MR. HEMMER: In Section 5, yes, Redevelopment
20 Project, it would be valuation of the project area,
21 which, oh, you know what, I think this was, yes, okay,
22 Page 26 and Page 27, was not actually on the, in the
23 original plan on the web site. We had to track that

1 down, but you should have it there.

2 Okay, so that explains our process.

3 There were no other changes in any other section, until
4 you get to the actual budget section, well, oh, I'm
5 sorry, I apologize. I'm all over the place.

6 We changed Section 1 as well, the
7 introduction explaining the amendment process. And then
8 Section 5 is 27, which is what we're talking about here.

9 And then Exhibit 2 was the only other change, which is
10 the budget itself.

11 MS. CARROLL: Are the numbers on this
12 comparison --

13 MR. HEMMER: Correct, yes.

14 MS. CARROLL: Okay, so I'll just stick with
15 that.

16 MR. HEMMER: Yes. The comparison, we felt
17 that was important to have a, put in there as another
18 exhibit, as an appendix for you, to kind of show all
19 those budgets together, and how they've changed over the
20 years, since you already did do a minor limited 2010.

21 MR. HOLMES: Okay, you've given us the
22 original project budget and Revision Number 4. Okay, I
23 see.

1 MR. HEMMER: Yes, and then on back you have
2 this, and then Number 1, and then the comparison of all.

3 MR. HOLMES: Okay. I was particular concerned
4 about the change in the total value. I mean, we're
5 talking about \$119,000,000.

6 MR. HEMMER: For the change from the
7 original --

8 MR. HOLMES: From the original to the new one.
9 Can you, I looked at the numbers --

10 MR. HEMMER: Sure.

11 MR. HOLMES: -- and I understand. I just
12 don't understand the last amount.

13 MR. HEMMER: And again, that's where we start
14 with the numbers, and we look at the numbers to see
15 what's going on out there, and you know, we note that
16 in, let's see, there was a year you were already past
17 that original budget. I believe that was in, by 2010,
18 you had reached 440 million. The original plan was
19 projected to grow to 260 million, from the base of 98
20 million over the life of the TIF. By 2010, you had
21 already reached 441 million, four times, roughly, what
22 that original projection was.

23 MR. HOLMES: We're in the 11th year of the

1 test?

2 MR. HEMMER: You're in the --

3 MR. HOLMES: 12th year.

4 MR. HEMMER: Yes, correct. And then that
5 original plan budget was projected at 101 million in
6 '99. The ten year minor amendment added 32 to it. And
7 as we looked at the numbers, we felt that the trends,
8 the current, you know, the way it was going, we
9 typically use a very conservative five percent growth
10 rate of the EAV.

11 But, as we looked at it, and after going
12 out there, we've got a lot of positive activity,
13 typically north of the Eisenhower Expressway, down over
14 by Mount Sinai Hospital, there's a lot of good housing
15 occurring here. I know there's a CVS that just opened
16 up here.

17 And then other things, you know, having
18 to do a little less vague, the boulevards and parks
19 coming into the National Register of Historic Places.
20 We feel there's a lot going on beyond the numbers. Once
21 we looked at the numbers and what those were telling us.

22 We also know that this TIF boundary did
23 better than the TIF's in general, in Cook County, this

1 year, or in Chicago. I believe there was a, there was a
2 report that came out about the TIF situation in general.
3 And this one had actually grown and increased a little
4 bit.

5 So, for those reasons, we felt like we
6 could raise those projections some. But, the annualized
7 rate of increase was 18 percent. That's too aggressive,
8 we didn't feel we could go that high. So, five, we
9 ended up going up to about nine percent, with our
10 projections.

11 MR. BRANCAGLIONE: We actually wound up doing
12 three sets of projections for this, because the numbers,
13 it's like 18 percent. That's, we can't go there,
14 because we don't believe that you can, that that kind of
15 number is sustainable over the long haul. Yet, because
16 of the activity that Mike talked about, that's gone on
17 in this area, and that seems to be a positive up tick,
18 and because we think those historic designations will
19 cause a focus on this area, we picked the number that
20 was in the middle of the 18 percent, and used it to
21 project the numbers forward.

22 And then if you look at the table he
23 handed out --

1 MR. HEMMER: No, they don't have that.

2 MR. BRANCAGLIONE: Oh, you don't have that
3 one? Okay. There's a spike, big spike in revenue that
4 occurred, or in EAV, that occurred in '06, '07. In
5 other words, through, the numbers did a huge jump going
6 from an EAV in '05 of 218,670, to 350, 350 million in
7 '06, 386 million in '07, 419 million in '08.

8 Well, some of that is because some of
9 these projects came on line and -

10 MR. HEMMER: Lawndale Christian Homes, Liberty
11 Square, Renaissance Square, Cannan Homes. You guys have
12 a good stack of redevelopment agreements of things that
13 are occurring in this area.

14 MR. BRANCAGLIONE: So that's why we're, our
15 projections here are more aggressive, and we're
16 comfortable if they support the amendment we're
17 suggesting.

18 MR. HOLMES: Thank you. Madam Chair?

19 MS. CARROLL: Absolutely. And why did we have
20 to do three separate projections, just because it was --

21 MR. BRANCAGLIONE: Well, our new number was so
22 off the wall --

23 MR. HEMMER: When you just look at the, when

1 we just looked at the numbers, it was 18 percent
2 annualized increase. And again, we just didn't feel
3 that was there. We typically have, of late, looked at
4 only five percent. So, that's why I know we're talking
5 to come up with a number in between that still satisfies
6 your needs.

7 We also don't feel that, you know, I
8 mean, there's 11 years left, we don't want you to come
9 back in five or six years and have to do another major
10 amendment for more projects that are out there. We
11 wanted to make sure that you had some adequate
12 opportunity for funding.

13 MR. HOLMES: I note in the introduction that,
14 if I may, Madam Chair, you're not adding parcels to the
15 project area, not affecting the general land use plan,
16 not changing the nature of the project, and not
17 increasing the total number of inhabited residential
18 units.

19 Even with all the development, this tells
20 me what you're not doing. And that, given the 5 to 18
21 percent, generates that kind of --

22 MR. HEMMER: Those are statements directly
23 from the TIF Act, that we worked with the Law

1 Department, to indicate that why this was just a major
2 amendment budget item.

3 MS. SAWYER: You know, let me step, just, I
4 think what we're addressing there are the things that we
5 did not change in the TIF Plan.

6 MR. HOLMES: That is not changed in this
7 amendment?

8 MR. HEMMER: Correct.

9 MS. SAWYER: Yes, not things that haven't
10 change in the area, but that we did not touch. The only
11 thing we adjusted, with regard to the TIF Plan was the
12 budget. So, everything else --

13 MR. BRANCAGLIONE: Trying to clarify that this
14 amendment wasn't changing any of those things.

15 MR. HOLMES: I'm clear with that. But, just a
16 little foggy on some other things. But, I'll work it
17 out.

18 MS. CARROLL: So, what I hear you saying is
19 that, and correct me if I'm wrong, that the amount above
20 the EAV is coming back so strong, that by the end of
21 this TIF, the amount above the EAV, the TIF amount, will
22 support an increase, even conservatively of what we're
23 asking for here?

1 MR. HEMMER: Right --

2 MS. CARROLL: Okay.

3 MR. HOLMES: Okay. Alderman, you represent --

4 MR. ERVIN: Yes, I represent a portion of the
5 district.

6 MR. HOLMES: Okay. Obviously, you're in
7 support of everything that's going on?

8 MR. ERVIN: Yes. The area which is primarily
9 the 28th Ward, covers portions of East Garfield Park,
10 and portions of North Lawndale, and the 28th Ward also
11 shares an area with the 2nd Ward and the 24th Ward.
12 We're seeing major growth in the area. The insert in
13 the middle, which is the home and square redevelopment,
14 or home and Arlington, Arlington is the technical term.
15 Redevelopment area is also seeing great progress. We
16 intend to move forward on some development at Mt. Sinai
17 Hospital, new residential homes that are being built in
18 what's called Park Douglas, which is an area south of
19 Roosevelt Road, near California.

20 So, this is -- and also helps us with
21 infrastructure, critical infrastructure needs in the
22 community. This year alone, we're looking to do about
23 eight to ten million dollars, just in the 28th Ward. I

1 can't tell you what the balance of the, of my colleagues
2 are doing, but we're really heavily relying on this to
3 help build the infrastructure of the community, which
4 tends to facilitate the development, additional
5 development.

6 We also still have a lot of vacant land
7 in this area.

8 MR. HEMMER: It's for community events.

9 MR. ERVIN: Through the area, we saw a lot of
10 vacant land, primarily along the commercial corridors to
11 Madison. Roosevelt Road, as well as Lake Street, as
12 well as residential vacancy. So, while this plan is
13 aggressive, I do think that given the vast amount of
14 opportunity that exists, I don't think we should have
15 any problem moving in this direction.

16 MR. HEMMER: That's my presentation, unless
17 you have any other questions. The increases in the
18 budget, how we came up with those numbers, and where
19 they go, we based those off of the original budget plan
20 and just increased it by, each line item by that
21 percent.

22 MS. CARROLL: One thing that I did notice is
23 that the job training, retraining welfare to work, day

1 care services, at least doubled, from the original. So
2 that, I think, is a step in the right direction.

3 And the Public Works projects that the
4 Alderman is talking about, I mean, ten million dollars
5 doesn't really go a long way when you're talking about
6 an area of this size.

7 MR. HEMMER: We nearly doubled that.

8 MR. HOLMES: There's only one high school over
9 there?

10 MR. ERVIN: Midwest has, no, no, Midwest
11 includes Westinghouse. Actually Westinghouse was built,
12 one of those schools that was built with a lot of
13 support funds. Not only the Midwest TIF, but some of
14 the area neighboring TIF. Marshall High School, Collins
15 High School, which is in the 24th Ward, Manley High
16 School, which is the 28th Ward, Raby High School, which
17 is in the 28th Ward, and there are several elementary
18 schools in the areas. Well, I could name all the
19 elementary schools --

20 MR. HOLMES: But, Providence St. Mel was the
21 one that's being affected.

22 MR. ERVIN: Providence St. Mel is in this
23 redevelopment area, yes, it is.

1 MR. HOLMES: Okay. And will that be some
2 capital, will that be bricks and mortar work?

3 MR. ERVIN: You know what, I have, they have
4 not, in my understanding, have asked for anything, out
5 of the TIF for redevelopment at the school. Now, just
6 recently, there was a new small, a shed that was built
7 for like maintenance purposes to the south of the school
8 from the parking lot. But, to my knowledge, they've
9 never received a request for redevelopment dollars from
10 Providence St. Mel High School.

11 MR. HOLMES: Okay.

12 MR. BRANCAGLIONE: Chicago Public Schools has
13 an R&P on the street right now, to take a look at the
14 school capital program, as a TIF program, to begin to do
15 some match-ups where that's concerned. And, Mike, when
16 did they, they release that R&P about a month ago?

17 MR. HEMMER: It was a couple months ago, and
18 then they amended it.

19 MR. BRANCAGLIONE: And amended it, so, they're
20 looking to see what they can, what matches up relative
21 to this --

22 MR. HOLMES: Right, and I know that
23 particularly in this area, we have utilized TIF funding.

1 Marshall High School was probably one of the larger
2 recipients, outside of Westinghouse, and I believe most
3 of the improvements at Marshall High School were within
4 the Midwest TIF.

5 Now, Westinghouse, the money's been
6 transferred into Midwest to service the debt on
7 Westinghouse. But, the other schools primarily have all
8 been within the TIF, as far as the dollars. I don't
9 think there's been any hoarding of dollars to offset any
10 increases --

11 MR. HASTINGS: So, is that a, these a single
12 based expenditure in this TIF, now are moving forward
13 as --

14 MR. HOLMES: Say again, because you're --

15 MR. HASTINGS: The single-based expenditure in
16 this TIF, now and in the future, is for public schools.

17 MR. HOLMES: Okay.

18 MR. HASTINGS: So, there's been seven or eight
19 that have been funded, either for EDA upgrades, all the
20 way up to brand new schools. And, as the Alderman
21 mentioned, there are several, including Westinghouse,
22 which is actually just outside of Midwest. But, Midwest
23 is the primary funding source for construction of those

1 things for the schools.

2 MR. HOLMES: So, it's been clearly, it's
3 been --

4 MR. HASTINGS: -- Chicago -- it's clearly been
5 a priority to insist that the funding disclosed within
6 here, including columns, which is --

7 MR. HOLMES: Do you have any comments or any
8 assessment on jobs created through the life of the
9 activity?

10 MR. ERVIN: I actually really don't have a lot
11 of data on that. What I have seen or would like to see,
12 are more work-related programs as far as the data and
13 then the day care that comes along with it, and that's
14 just a beginning conversation, even though they are all
15 allocated for that.

16 If this continues to grow as we
17 anticipate it, I wouldn't be surprised to be coming back
18 to this body three years out, to make some additional
19 adjustments if it takes off like we think it will.

20 MR. HOLMES: But the building trades, and all
21 of those Allied Crafts, are they engaged, have they been
22 engaged?

23 MS. SAWYER: I was just going to say, I don't

1 think they're engaged at this point. But, as the
2 projects develop, you not only get the building and
3 construction jobs, but you get the jobs that come from
4 those people being in the community, having lunch, and
5 you know, transportation to and from that area, and
6 taking part and just their presence there. That adds
7 other jobs.

8 And then the jobs that are created as
9 associated like so, like if I'm bringing wood in to the
10 area to build something, I'm creating jobs elsewhere,
11 for the wood that I have to bring in.

12 MR. HOLMES: I've got you. That's all great
13 accolades, but in that area, how many jobs --

14 MR. ERVIN: Let me just add this, the largest
15 single project that will occur in this TIF in the next
16 couple years will be at Mount Sinai Hospital. That's
17 almost a 300 million dollar construction project, right
18 at, Mount Sinai is right next to Douglas Park, right
19 there, which is in our Ward.

20 And there is where we anticipate seeing a
21 huge impact on the immediate community, not only in
22 this, in the immediate area. Mount Sinai is the largest
23 employer in all the Ward, is probably the largest

1 employer west of Western in the City of Chicago. And
2 that's where we intend to see the most impact from this
3 TIF, with the redevelopment of Mount Sinai Hospital.

4 MR. HEMMER: Most of your redevelopment
5 agreements have gone in residential in nature, and there
6 is a lot occurring right over here by Mount Sinai right
7 now. I would make a case that you improved residents,
8 also improves the labor market for those you offset at
9 Mount Sinai.

10 MR. HOLMES: The TIF seems to be booming, I
11 mean, we're optimistic in terms of its, and I
12 congratulate you on that. Obviously our national
13 situation and our local situation, there's a lack of
14 jobs, and a lack of training associated with those jobs,
15 those new market skills that are going to be required.

16 I think you mentioned five high schools,
17 a couple of them are trade schools. How have they been
18 engaged in terms of employing the residents? And that's
19 a depressed area, there are, have a bunch of poor people
20 over there and there are a bunch of men over there that
21 are poor.

22 So, when you talk about day care and
23 child care and food service and all that, but the real

1 jobs are construction jobs.

2 MR. ERVIN: Well, the extent that you look
3 between the high schools and the job development, that
4 link, in my opinion, is not there, and may not
5 necessarily need to be there -- probably more with, you
6 know, on the technical side or the, more of a college
7 based side, we're trying to give people skills.

8 Now, for example, Marshall High School
9 does have what we're looking at in green technology.
10 This is one of the things actually we met with the
11 department on, as far as creating additional jobs for
12 residential use of green technology. We've had our
13 first, we have a resident installed winter barn and
14 solar panels at their home, and we're looking at, and
15 just trying to figure out well, how can we leverage our
16 participation to bring jobs. In the TIF, one of the
17 sources of financing we're looking to try to do that
18 with.

19 And this is something that would have
20 direct impact on residents, direct impact on students,
21 because their curriculum now is focused toward green
22 technology, in one of the sections of Marshall High
23 School.

1 So, their round about can be, what asked
2 you a question about the mass situation, that's
3 something we have to do through job training. May not
4 necessarily be at a high school, may not even be at a
5 city college, but maybe through main organizations and
6 other ways --

7 MR. HOLMES: But, those are assets. We've got
8 a community college that's sitting here, those are
9 public entities, these are public works, public dollars,
10 and I hate to be redundant, but that's typically my
11 train of thought anyway. How many jobs are coming out
12 of these activities for the local residents, for the
13 indigenous people. I'm not talking about insurgents,
14 I'm talking about people that live in --

15 MR. ERVIN: I understand, I understand.

16 MR. HASTINGS: We can't, by law, require local
17 hiring per se, within this community. What we can do is
18 we can --

19 MR. HOLMES: Why not?

20 MR. HASTINGS: Well, I'll defer to our Law
21 Department on that.

22 MR. HOLMES: Oh, well, I need to get a read on
23 that. I've never heard of that.

1 MR. HASTINGS: We'll get to that in one
2 second. So, what I can tell you is that, any
3 redevelopment agreement scenario, as you know, we have
4 MBE, WBE, city residents and -- departments, that draws
5 from a pool of resources throughout the City. We work
6 with the Alderman's office, Alderman Ervin, and the
7 other Alder men in the area as well.

8 Whenever there's a project in there, we
9 ask that they meet with the developer, to talk about
10 local job hiring. In addition, we funded extensively in
11 the past -- to the tune of at least a couple million
12 dollars, I believe, job training programs. I can't
13 speak to whether they were through the city colleges, or
14 -- we have a pending SPID program, we have a pending DIP
15 program, and we have a pending proposal for additional
16 job training dollars for local residents.

17 I would also add, please keep in mind,
18 this is primarily a residential area. There is an
19 industrial area just to the east of here, the Western
20 Bicycle Corridor, there is Roosevelt Home to the north,
21 or not Roosevelt Home, Roosevelt Industrial Corridor to
22 the northwest of here, where we have extensive job
23 training dollars expended as well.

1 So, we're trying to get it on many
2 fronts. But, I just want to be clear, and I ask that
3 the Law Department remain here, we are not, under this
4 statute, allowed to dictate local community hiring on
5 TIF deals, other than city --

6 MR. HOLMES: We are allowed to incentivize,
7 and with six million dollars, that's a lot of incentive
8 to do some local skills development training and trade,
9 and utilizing our public facilities that exist in those
10 areas for those purposes. Obviously, we know our
11 community colleges will be the lynchpin in doing that.
12 We're going to trade off from the high schools, through
13 the community colleges for the LEAD training and all the
14 other green trades.

15 And I understand that with the revision
16 that we talked about under the whole TIF process, that
17 those are going to be some priority concerns on our we
18 do put people back to work, and how we do utilize our
19 public resources, in terms of making that happen.

20 I don't want to digress a lot, but,
21 that's what on my mind.

22 MS. METCALF: I wanted to ask, I had a
23 question, if I may, you know, since I live in the 28th

1 Ward, and I'm always out there trying to find out what's
2 happening, you've got a lot of peoples that don't have
3 jobs, but they can't get jobs, because over 75 percent
4 of the peoples in our ward are ex-offenders.

5 And are these job trainings also going to benefit
6 these peoples, because if they can't get work, crime is
7 not going to go down, you're not going to, you know, a
8 lot of them have education, but they go and they get
9 their jobs, and the first thing they do, they say, well,
10 we have a no tolerance background.

11 So, these peoples go through the job
12 training, but yet they can't get a job. Is something
13 special going to be set aside to help ex-offenders at
14 all, get off the street and get work?

15 MS. CARROLL: Well, I think that's something
16 that, what generally happens is, you'll be working with
17 the Alderman's office, who has the best understanding of
18 what's going on in the community, and has the best
19 ability to reach out to all the resources that are
20 available, and to work with him and his staff to push
21 for that.

22 And that is, we're working at a high
23 level here. We're saying today that the way this TIF

1 is, by law, going to go on till, you know, 2022, 2023.
2 And the way that the funding is coming in, will support
3 the increase to improve the community. And part of that
4 is going to be some of what you're asking for right now.

5 MS. METCALF: Okay.

6 MS. CARROLL: So, I would ask you to work with
7 the Alderman's office, to see what can happen. Like
8 here, we can't make any kind of determination on that.
9 We believe that the Alderman's is number one, to be
10 guiding that process. And that's really how we work
11 with the award system.

12 MS. METCALF: Okay. And also with housing, in
13 those areas where the housing is at. Another thing,
14 those peoples can't get housing, you know. The peoples
15 that you see standing on the streets and everything,
16 they can't even get the SRO's because of background.
17 You can't have a background.

18 What good is there in putting housing and
19 jobs, when the peoples that really need them to get them
20 off the streets, to eliminate the crime and everything,
21 they need to be helped. Somebody needs to develop a
22 program, you know. With the programs that are coming in
23 the community, we need activities. We can't clear up or

1 help our communities if we don't give them something to
2 do.

3 MR. ERVIN: And that's where part of these
4 dollars are designed to help. And that's what, what
5 she's saying is that we are, they are allocating dollars
6 now, and it gives us an opportunity to access these
7 dollars, to do exactly what it is that you're speaking
8 of.

9 MS. METCALF: Okay.

10 MR. ERVIN: So, this is the pot of money for
11 this area, and it's what you call, this is the --
12 funding the community, to access to do exactly what
13 you're speaking of.

14 MR. HOLMES: And Alderman, I think your
15 constituent here has raised a really good issue. I
16 mean, we've got two and a half million people locked up.
17 I don't even know locally how many people are being
18 discharged. But, many of the men that we're talking
19 about are offenders.

20 MR. ERVIN: Yes.

21 MR. HOLMES: And there are prohibitions, they
22 are institutional obstacles that preclude them from
23 taking advantage of these programs with public and

1 federal dollars. And as a member of the Policy and
2 Appropriations Body of the City, hopefully, that will
3 get on the radar screen of the administration that yeah,
4 maybe we need to --

5 MR. ERVIN: Well, it's definitely on the radar
6 screen.

7 MR. HOLMES: I know, I mean, at the county
8 level, we're certainly looking at it. But, I think this
9 is an opportunity to really make it, this is where the
10 rubber meets the road. The people that are supposed to
11 be benefitting and that are most in need, many of these
12 are already precluded from taking advantage because of
13 their profile. And we need to make some fundamental
14 changes, particularly as you said, young lady, if we
15 want to reduce crime and drug activity --

16 MS. METCALF: And better housing.

17 MR. HOLMES: Yeah, we've got to deal with the
18 whole situation. And I appreciate, Madam Chair, your
19 tolerance, in allowing me to explore all of this.

20 MS. CARROLL: Well, I think that we're a very
21 fortunate city to have constituents such as yourself,
22 and Alderman, such as the Alderman here, who are willing
23 to serve, and who are willing to take on these

1 challenges, and work with us, to find solutions. This
2 is but one resource in finding those solutions.

3 And, I want to take it in a different
4 direction for one second. Playing off of one thing that
5 you said at the beginning, with the historic
6 designations that have just been made in this area, I
7 know that we at the Park District, the DuSable Museum is
8 within this TIF District, and I don't know whether
9 anything will be available to us, but we would like to
10 hope that it not only can we preserve, you know, the
11 housing and pursue these job issues and rebuilding
12 families for people who are ex-offenders, but we can
13 also preserve heritage, through utilizing this TIF.

14 And, there is an opportunity with these
15 historic designations, and who can say, you know, what
16 the priorities will be. We leave that to the
17 communities. So, you're input with the Alderman, that
18 is what makes a difference of what happens with all of
19 this.

20 MR. HEMMER: Thank you.

21 MS. CARROLL: So, let's see here. Based on
22 the presentation, do any members of the Joint Review
23 Board have anymore questions? If there are no further

1 questions, I will entertain a motion that this Joint
2 Review Board finds the proposed Midwest Tax Increment
3 Financing Redevelopment Project Amendment Number 1,
4 satisfied the rebuild and planned requirements under the
5 TIF Act, and the eligibility criteria defined in Section
6 11-74.4-3 of the TIF Act, and the objectives of the TIF
7 Act. And, that based on such findings, approves such a
8 proposed planned amendment under the TIF Act. Is there
9 a motion?

10 MR. HOLMES: So moved, Ma'am, with enthusiasm.

11 MS. CARROLL: Is there a second?

12 MS. PERALTA: Second.

13 MS. CARROLL: Okay. Is there any further
14 discussion? If not, all vote in favor, please vote by
15 saying aye?

16 (Chorus of ayes.)

17 MS. CARROLL: Opposed, no? Let the record
18 reflect the Joint Review Board's approval of the
19 proposed Midwest Tax Increment Financing Redevelopment
20 Project Area Amendment Number 1, under the TIF Act.

21 (Whereupon, the meeting adjourned at
22 10:45 a.m.)

23

1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF C O O K)
4

5 I, CAROL ROBERTSON, depose and
6 say that I am an electronic reporter doing
7 business in the State of Illinois; that I
8 reported verbatim the foregoing proceedings
9 and that the foregoing is a true and correct
10 transcript to the best of my knowledge and
11 ability.

12
13

14 Carol Robertson

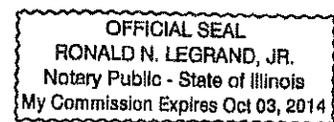
15 CAROL ROBERTSON

16

17 SUBSCRIBED AND SWORN TO
18 BEFORE ME THIS 14th DAY OF
19 February, A.D. 2012.

20

21
22 [Signature]
23 NOTARY PUBLIC



CITY OF CHICAGO, ILLINOIS
MIDWEST
REDEVELOPMENT PROJECT

FINANCIAL REPORT

DECEMBER 31, 2012

CITY OF CHICAGO, ILLINOIS
MIDWEST REDEVELOPMENT PROJECT

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BANSLEY AND KIENER, L.L.P.

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

The Honorable Rahm Emanuel, Mayor
Members of the City Council
City of Chicago, Illinois

We have audited the accompanying financial statements of the Midwest Redevelopment Project of the City of Chicago, Illinois, as of and for the year ended December 31, 2012, and the related notes to the financial statements, which collectively comprise the Project's basic financial statements as listed in the table of contents.

The financial statements present only the Midwest Redevelopment Project and do not purport to, and do not present fairly the financial position of the City of Chicago, Illinois, as of December 31, 2012, and the changes in its financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Midwest Redevelopment Project of the City of Chicago, Illinois, as of December 31, 2012, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3-5 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the basic financial statements. The Schedule of Expenditures by Statutory Code is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, such information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Bansley and Kiener, L.L.P.

Certified Public Accountants

June 27, 2013

CITY OF CHICAGO, ILLINOIS
MIDWEST REDEVELOPMENT PROJECT

MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)

As management of the Midwest Tax Increment Redevelopment Project Area (Project), we offer the readers of the Project's financial statements this narrative overview and analysis of the Project's financial performance for the year ended December 31, 2012. Please read it in conjunction with the Project's financial statements, which follow this section.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Project's basic financial statements. The Project's basic financial statements include three components: 1) government-wide financial statements, 2) governmental fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information concerning the Project's expenditures by statutory code.

Basic Financial Statements

The basic financial statements include two kinds of financial statements that present different views of the Project – the *Government-Wide Financial Statements* and the *Governmental Fund Financial Statements*. These financial statements also include the notes to the financial statements that explain some of the information in the financial statements and provide more detail.

Government-Wide Financial Statements

The government-wide financial statements provide both long-term and short-term information about the Project's financial status and use accounting methods similar to those used by private-sector companies. The statement of net assets includes all of the project's assets and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid. The two government-wide statements report the Project's net assets and how they have changed. Net assets – the difference between the Project's assets and liabilities – is one way to measure the Project's financial health, or position.

Governmental Fund Financial Statements

The governmental fund financial statements provide more detailed information about the Project's significant funds – not the Project as a whole. Governmental funds focus on: 1) how cash and other financial assets can readily be converted to cash flows and 2) the year-end balances that are available for spending. Consequently, the governmental fund statements provide a detailed short-term view that helps determine whether there are more financial resources that can be spent in the near future to finance the Project. Because this information does not encompass the additional long-term focus of the government-wide statements, we provide additional information at the bottom of the statements to explain the relationship (or differences) between them.

CITY OF CHICAGO, ILLINOIS
MIDWEST REDEVELOPMENT PROJECT

MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
(Continued)

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and governmental fund financial statements. The notes to the financial statements follow the basic financial statements.

Other Supplementary Information

In addition to the basic financial statements and accompanying notes, this report also presents a schedule of expenditures by statutory code. This supplementary information follows the notes to the financial statements.

Condensed Comparative Financial Statements

The condensed comparative financial statements are presented on the following page.

Analysis of Overall Financial Position and Results of Operations

Property tax revenue for the Project was \$10,586,447 for the year. This was a decrease of 35 percent over the prior year. The change in net assets (including other financing uses) produced an increase in net assets of \$2,102,041. The Project's net assets increased by 7 percent from the prior year making available \$31,033,914 of funding to be provided for purposes of future redevelopment in the Project's designated area.

Debt Administration

General Obligation Bonds (Modern Schools Across Chicago Program) outstanding at December 31, 2012 amounted to \$24,055,000. More detailed information about the Project's long-term liabilities is presented in Note 2 of the financial statements.

CITY OF CHICAGO, ILLINOIS
MIDWEST REDEVELOPMENT PROJECT

MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
(Concluded)

Government-Wide

	<u>2012</u>	<u>2011</u>	<u>Change</u>	<u>% Change</u>
Total assets	\$ 57,494,820	\$ 55,541,062	\$ 1,953,758	4%
Total liabilities	<u>26,460,906</u>	<u>26,609,189</u>	<u>(148,283)</u>	-1%
Total net assets	<u>\$ 31,033,914</u>	<u>\$ 28,931,873</u>	<u>\$ 2,102,041</u>	7%
Total revenues	\$ 10,720,294	\$ 16,338,450	\$ (5,618,156)	-34%
Total expenses	<u>4,919,265</u>	<u>9,314,411</u>	<u>(4,395,146)</u>	-47%
Other financing uses	<u>3,698,988</u>	<u>5,021,043</u>	<u>(1,322,055)</u>	-26%
Changes in net assets	<u>2,102,041</u>	<u>2,002,996</u>	<u>99,045</u>	5%
Ending net assets	<u>\$ 31,033,914</u>	<u>\$ 28,931,873</u>	<u>\$ 2,102,041</u>	7%

CITY OF CHICAGO, ILLINOIS
MIDWEST REDEVELOPMENT PROJECT

STATEMENT OF NET ASSETS AND
GOVERNMENTAL FUNDS BALANCE SHEET
DECEMBER 31, 2012

<u>ASSETS</u>	<u>Governmental Funds</u>	<u>Adjustments</u>	<u>Statement of Net Assets</u>
Cash and investments	\$ 44,278,007	\$ -	\$ 44,278,007
Property taxes receivable	13,122,300	-	13,122,300
Accrued interest receivable	94,513	-	94,513
Total assets	<u>\$ 57,494,820</u>	<u>\$ -</u>	<u>\$ 57,494,820</u>
 <u>LIABILITIES</u> 			
Vouchers payable	\$ 747,983	\$ -	\$ 747,983
Due to other City funds	595,648	-	595,648
Accrued interest payable	97,441	-	97,441
Deferred revenue	10,949,297	(10,949,297)	-
Bonds payable (Note 2):			
Due within one year	-	835,000	835,000
Due after one year	-	24,184,834	24,184,834
Total liabilities	<u>12,390,369</u>	<u>14,070,537</u>	<u>26,460,906</u>
 <u>FUND BALANCE/NET ASSETS</u> 			
Fund balance:			
Restricted for debt service	1,906,966	(1,906,966)	-
Restricted for future redevelopment project costs	43,197,485	(43,197,485)	-
Total fund balance	<u>45,104,451</u>	<u>(45,104,451)</u>	<u>-</u>
Total liabilities and fund balance	<u>\$ 57,494,820</u>		
Net assets:			
Restricted for economic development projects		6,845	6,845
Restricted for debt service		2,004,300	2,004,300
Restricted for future redevelopment project costs		29,022,769	29,022,769
Total net assets		<u>\$ 31,033,914</u>	<u>\$ 31,033,914</u>

Amounts reported for governmental activities in the statement of net assets are different because:

Total fund balance - governmental funds	\$ 45,104,451
Property tax revenue is recognized in the period for which levied rather than when "available". A portion of the deferred property tax revenue is not available.	10,949,297
Long-term liabilities applicable to the Project's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All long-term liabilities are reported in the statement of net assets.	<u>(25,019,834)</u>
Total net assets - governmental activities	<u>\$ 31,033,914</u>

The accompanying notes are an integral part of the financial statements.

CITY OF CHICAGO, ILLINOIS
MIDWEST REDEVELOPMENT PROJECT

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2012

	<u>Governmental Funds</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
Revenues:			
Property tax	\$ 14,268,696	\$ (3,682,249)	\$ 10,586,447
Interest	133,847	-	133,847
Total revenues	<u>14,402,543</u>	<u>(3,682,249)</u>	<u>10,720,294</u>
Expenditures/expenses:			
Economic development projects	3,805,749	-	3,805,749
Debt service:			
Principal retirement	1,110,000	(1,110,000)	-
Interest	1,210,000	(96,484)	1,113,516
Total expenditures/expenses	<u>6,125,749</u>	<u>(1,206,484)</u>	<u>4,919,265</u>
Excess of revenues over expenditures	<u>8,276,794</u>	<u>(2,475,765)</u>	<u>5,801,029</u>
Other financing uses:			
Surplus distribution (Note 3)	(961,000)	-	(961,000)
Operating transfers out (Note 4)	(2,737,988)	-	(2,737,988)
Total other financing uses	<u>(3,698,988)</u>	<u>-</u>	<u>(3,698,988)</u>
Excess of revenues over expenditures and other financing uses	4,577,806	(4,577,806)	-
Change in net assets	-	2,102,041	2,102,041
Fund balance/net assets:			
Beginning of year	40,526,645	(11,594,772)	28,931,873
End of year	<u>\$45,104,451</u>	<u>\$(14,070,537)</u>	<u>\$31,033,914</u>

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balance - governmental funds	\$ 4,577,806
Property tax revenue is recognized in the period for which levied rather than when "available". A portion of the deferred property tax revenue is not available.	(3,682,249)
Repayment of bond principal is reported as an expenditure in governmental funds and, thus, has the effect of reducing fund balance because current financial resources have been used. For governmental activities, however, the principal payments reduce the liabilities in the statement of net assets and do not result in an expense in the statement of activities.	1,110,000
Premium received on the issuance of long-term debt is not accrued in governmental funds, but rather is amortized over the life of the bonds.	96,484
Change in net assets - governmental activities	<u>\$ 2,102,041</u>

The accompanying notes are an integral part of the financial statements.

CITY OF CHICAGO, ILLINOIS
MIDWEST REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS

Note 1 – Summary of Significant Accounting Policies

(a) *Reporting Entity*

In May 2000, the City of Chicago (City) established the Midwest Tax Increment Redevelopment Project Area (Project). The area has been established to finance improvements, leverage private investment and create and retain jobs. The Project is accounted for within the capital project, debt service and special revenue funds of the City.

(b) *Government-Wide and Fund Financial Statements*

The accompanying financial statements of the Project have been prepared in conformity with generally accepted accounting principles as prescribed by the Governmental Accounting Standards Board (GASB). Effective January 2011, GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, was adopted to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied, by eliminating the reserve component in favor of a restricted classification and by clarifying existing governmental fund type definitions. The "restricted fund balance" classification is utilized where amounts are constrained by either externally imposed laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

Previously, GASB Statement No. 34 (as amended) was implemented and included the following presentation:

- A Management Discussion and Analysis (MD&A) section providing an analysis of the Project's overall financial position and results of operations.
- Government-wide financial statements prepared using the economic resources measurement focus and the *accrual basis of accounting* for all the Project's activities.
- Fund financial statements, which focus on the Project's governmental funds *current financial resources measurement focus*.

(c) *Measurement Focus, Basis of Accounting and Financial Statements Presentation*

The government-wide financial statements are reported using the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

The governmental fund financial statements are prepared on the *modified accrual basis of accounting* with only current assets and liabilities included on the balance sheet. Under the *modified accrual basis of accounting*, revenues are recorded when susceptible to accrual, i.e., both measurable and available to finance expenditures of the current period. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Property taxes are susceptible to accrual and recognized as a receivable in the year levied. Revenue recognition is deferred unless the taxes are received within 60 days subsequent to year-end. Expenditures are recorded when the liability is incurred.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in government-wide financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. The City has elected not to follow subsequent private-sector guidance.

CITY OF CHICAGO, ILLINOIS
MIDWEST REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS
(Continued)

Note 1 – Summary of Significant Accounting Policies (Concluded)

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from these estimates.

(d) *Assets, Liabilities and Net Assets*

Cash and Investments

Cash belonging to the City is generally deposited with the City Treasurer as required by the Municipal Code of Chicago. The City Comptroller issues warrants for authorized City expenditures which represent a claim for payment when presented to the City Treasurer. Payment for all City warrants clearing is made by checks drawn on the City's various operating bank accounts.

The City Treasurer and City Comptroller share responsibility for investing in authorized investments. Interest earned on pooled investments is allocated to participating funds based upon their average combined cash and investment balances.

The City values its investments at fair value or amortized cost. U.S. Government securities purchased at a price other than par with a maturity of less than one year are reported at amortized cost.

Capital Assets

Capital assets are not capitalized in the governmental funds but, instead, are charged as current expenditures when purchased. The Government-wide financial statements (i.e., the statement of net assets and the statement of changes in net assets) of the City includes the capital assets and related depreciation, if any, of the Project in which ownership of the capital asset will remain with the City (i.e. infrastructure, or municipal building). All other construction will be expensed in both the government-wide financial statements and the governmental funds as the City nor Project will retain the right of ownership.

(e) *Stewardship, Compliance and Accountability*

Illinois Tax Increment Redevelopment Allocation Act Compliance

The Project's expenditures include reimbursements for various eligible costs as described in subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act and the Redevelopment Agreement relating specifically to the Project. Eligible costs include but are not limited to survey, property assembly, rehabilitation, public infrastructure, financing and relocation costs.

Reimbursements

Reimbursements, if any, are made to the developer for project costs, as public improvements are completed and pass City inspection. The semi-annual principal and interest payments are made solely from incremental real property taxes, which are paid in the redevelopment district.

CITY OF CHICAGO, ILLINOIS
MIDWEST REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS
(Continued)

Note 2 – Bonds Payable

In January 2007, the City issued \$28,830,000 of General Obligation Bonds (Modern Schools Across Chicago Program), Series 2007J at a premium. The bonds have interest rates ranging from 3.60 to 5.00 percent and maturity dates ranging from December 1, 2008 to December 1, 2023. Net proceeds of \$28,830,000 will be used to pay for a portion of the costs for construction, renovation, design and acquisition of elementary and high schools that are part of the school system operated by the Board of Education of the City of Chicago (the "Board") and refund certain outstanding obligations of the Board.

Long-term liability activity for the year ended December 31, 2012 was as follows:

Beginning balance	\$25,165,000
Additions	-
Reductions	<u>(1,110,000)</u>
Subtotal	24,055,000
Plus unamortized premium	<u>964,834</u>
Ending balance	<u>\$25,019,834</u>
Amounts due within one year	<u>\$ 835,000</u>

The aggregate maturities of the bonds are as follows:

<u>Year Ending</u> <u>December 31,</u>	<u>Principal</u>	<u>Interest</u>
2013	\$ 835,000	\$1,169,300
2014	1,670,000	1,127,550
2015	1,675,000	1,060,750
2016	1,740,000	993,750
2017	2,050,000	906,750
2018-2022	12,745,000	2,849,000
2023	<u>3,340,000</u>	<u>167,000</u>
Total	<u>\$24,055,000</u>	<u>\$8,274,100</u>

Note 3 – Surplus Distribution

In December 2011, the City declared a surplus within the fund balance of the Project in the amount of \$961,000. In June 2012, the surplus funds were sent to the Cook County Treasurer's Office to be redistributed to the various taxing agencies.

CITY OF CHICAGO, ILLINOIS
MIDWEST REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS
(Concluded)

Note 4 – Operating Transfers Out

During 2012, in accordance with State statutes, the Project transferred \$2,510,511 to two contiguous Redevelopment Projects (Chicago/Central Park \$1,144,610 and Madison/Austin Corridor \$1,365,901) to fund debt service for Phase I of the Modern Schools Across Chicago Bonds, Series 2007 and \$227,477 to the contiguous Chicago/Central Park Redevelopment Project to fund debt service for Phase II of the Modern Schools Across Chicago Bonds, Series 2010.

Note 5 – Commitments

The City has pledged certain amounts solely from available excess incremental taxes to provide financial assistance to a developer under the terms of a redevelopment agreement for the purpose of paying costs of certain eligible redevelopment project costs.

As of December 31, 2012 the Project has entered into contracts for approximately \$856,000 for services and construction projects.

SUPPLEMENTARY INFORMATION

CITY OF CHICAGO, ILLINOIS
MIDWEST REDEVELOPMENT PROJECT

SCHEDULE OF EXPENDITURES BY STATUTORY CODE

Code Description

Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, marketing	\$ 509,987
Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures	311,885
Costs of the construction of public works or improvements	2,951,026
Costs of job training and retraining projects	32,851
Costs of financing, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto	<u>2,320,000</u>
	<u>\$ 6,125,749</u>



BANSLEY AND KIENER, L.L.P.

CERTIFIED PUBLIC ACCOUNTANTS

ESTABLISHED 1922

O'HARE PLAZA 8745 WEST HIGGINS ROAD SUITE 200 CHICAGO, ILLINOIS 60631 312.263.2700 FAX 312.263.6935 WWW.BK-CPA.COMINDEPENDENT AUDITOR'S REPORT

The Honorable Rahm Emanuel, Mayor
Members of the City Council
City of Chicago, Illinois

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of Midwest Redevelopment Project of the City of Chicago, Illinois, which comprise the statement of net assets and governmental funds balance sheet as of December 31, 2012, and the related statement of activities and governmental funds revenues, expenditures and changes in fund balance for the year then ended, and the related notes to the financial statements, and we have issued our report thereon dated June 27, 2013.

In connection with our audit, nothing came to our attention that caused us to believe that the Project failed to comply with the regulatory provisions in Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act and Subsection (o) of Section 11-74.6-10 of the Illinois Industrial Jobs Recovery Law as they relate to the eligibility for costs incurred incidental to the implementation Midwest Redevelopment Project of the City of Chicago, Illinois.

However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Project's noncompliance with the above referenced regulatory provisions, insofar as they relate to accounting matters.

This report is intended for the information of the City of Chicago's management. However, this report is a matter of public record, and its distribution is not limited.

Bansley and Kiener, L.L.P.

Certified Public Accountants

June 27, 2013

INTERGOVERNMENTAL AGREEMENTS
FY 2012

A list of all intergovernmental agreements in effect in FY 2012 to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)]

Name of Agreement	Description of Agreement	Amount Transferred Out	Amount Received
Collins - High School	Improvements to school	999,361	